

LEGAL DESCRIPTION

A 584.851 ACRE TRACT OF LAND OUT OF THE MANUEL DE LUNA GRANT SURVEY NO. 3, ABSTRACT B, COUNTY 4167, AND BEING TRACTS "C", "D", AND "E" AS DESCRIBED IN VOLUME 5709, PAGE 338, OF THE DEED AND RECORDS OF BEXAR COUNTY, TEXAS.

NOTE:

1. CUL-DE-SAC STREETS LONGER THAN 500 L.F. SHALL ADHERE TO ALL REQUIREMENTS OF UDC SECTION 35-506(d)(9).
2. ORIGIN OF STATE PLANE COORDINATES NGS MARK MILLER PID AYO121
3. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
4. THE PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
5. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
6. WATER SERVICE WILL BE PROVIDED BY BEXAR METROPOLITAN WATER DISTRICT.
7. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
8. IF ACCESS TO A GARAGE OR CARPORT IS PROVIDED FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE SIDEWALK, OR CURB IF THERE IS NO SIDEWALK, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY AS DEFINED IN UDC SECTION 35-506(d)(9).
9. A VARIABLE SIGHT DISTANCE CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION OR LATEST VERSION THEREOF.
10. ALL INTERIOR STREETS ARE 50' RIGHT-OF-WAY WITH 28' PAVEMENT UNLESS OTHERWISE NOTED.
11. A 4 FT. SIDEWALK TO BE PROVIDED FOR PEDESTRIAN ACCESS ON ALL ROADWAYS IN ACCORDANCE WITH UDC 35-506 (a).
12. ALL STREETS SHOWN HEREIN ARE PUBLIC STREETS.
13. SOUTHSIDE INDEPENDENT SCHOOL DISTRICT

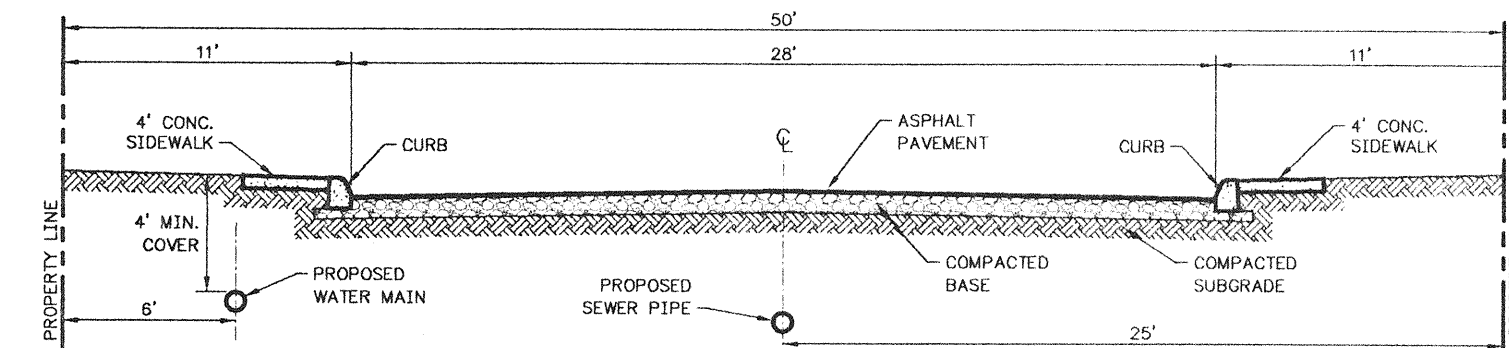
PROPERTY OWNERSHIP:

1. RODRIGOS INC.
2. CONSUELO H. CARREON ETAL.
3. ROY R. BARRERA SR.
4. MARVIN & NAOMA COOK
5. STELLA L. ASHLEY
6. ABELARDO H. & MARY R. GARCIA
7. HUGH A. CAGLEY & MARIA LONGORIA
8. WARD W. & ROSE L. HILL
9. JOHN C. MAHLER & L. PRENTISS CAMMACK
10. HENRY L. & ORETHA Y. HILL
11. JUAN V. CUBILLOS O/S VETERANS LAND BOARD
12. MARCELINO & MARIA GARZA & FRANK GONZALEZ REALTY
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14. CROWN LAND CORP.
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29. SEVILLE PARTNERS LTD.

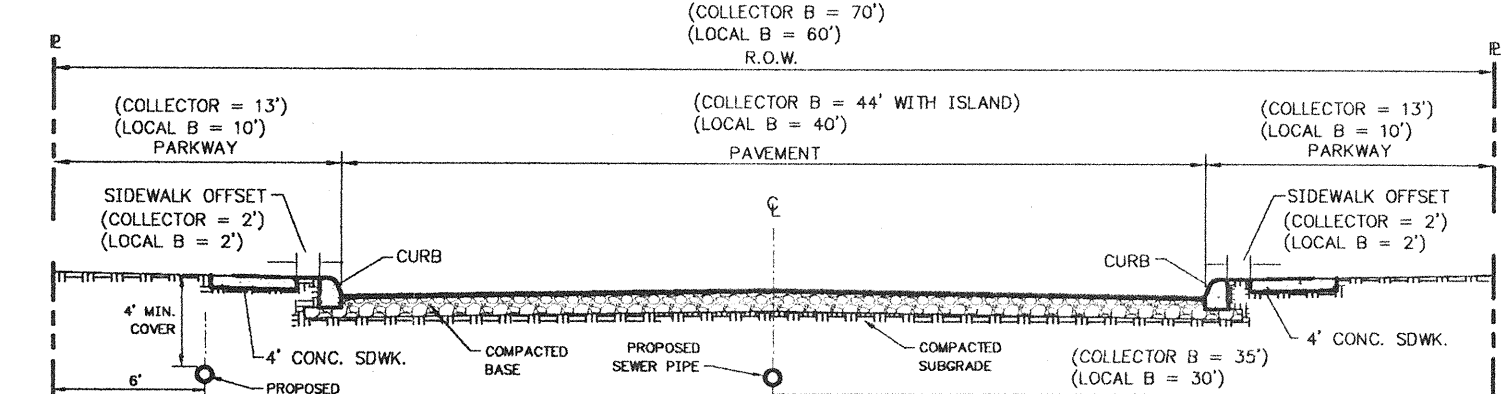
DEVELOPMENT SUMMARY					PHASING
ITEM	ACRES	# UNITS	DU./AC.	SEQUENCE	
UNIT 1	22.05	102	4.63	2	
UNIT 2	20.02	87	4.35	3	
UNIT 3	25.66	120	4.68	4	
UNIT 4	26.74	129	4.82	5	
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UNIT 15	29.54	135	4.57	9	
UNIT 16	27.54	111	4.03	12	
COMMERCIAL AREA I	30.79			20	
COMMERCIAL AREA II	37.27			21	
COMMERCIAL AREA III	4.37			22	
RECREATION CENTER	39.95			7	
SCHOOL SITE	49.19			1	
COMMUNITY PARK	23.77			15	
RIGHT OF WAY (ARTERIAL)	8.48			1	
TOTAL DEVELOPMENT	584.85	1824	3.12	-	

OPEN SPACE CALCULATION METHOD: $1824 \text{ OF LOTS} \times 0.009 = 16.42 \text{ AC. REQUIRED}$
32.61 AC. PROVIDED

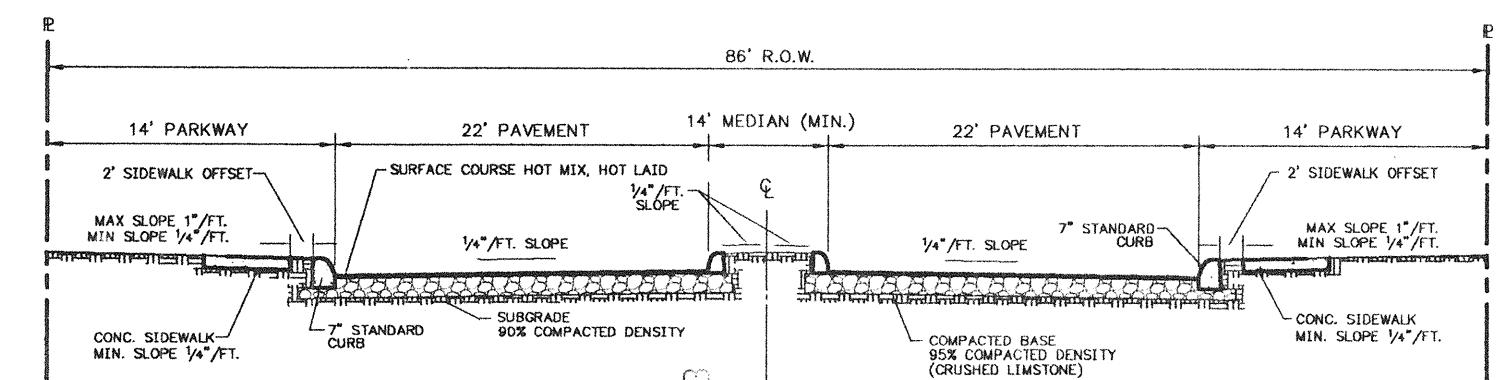
LINE TABLE		
LINE	LENGTH	BEARING
L1	374.21'	N87°33'22"E
L2	913.19'	N87°28'34"E
L3	603.71'	S24°08'39"W
L4	805.02'	S25°17'10"W
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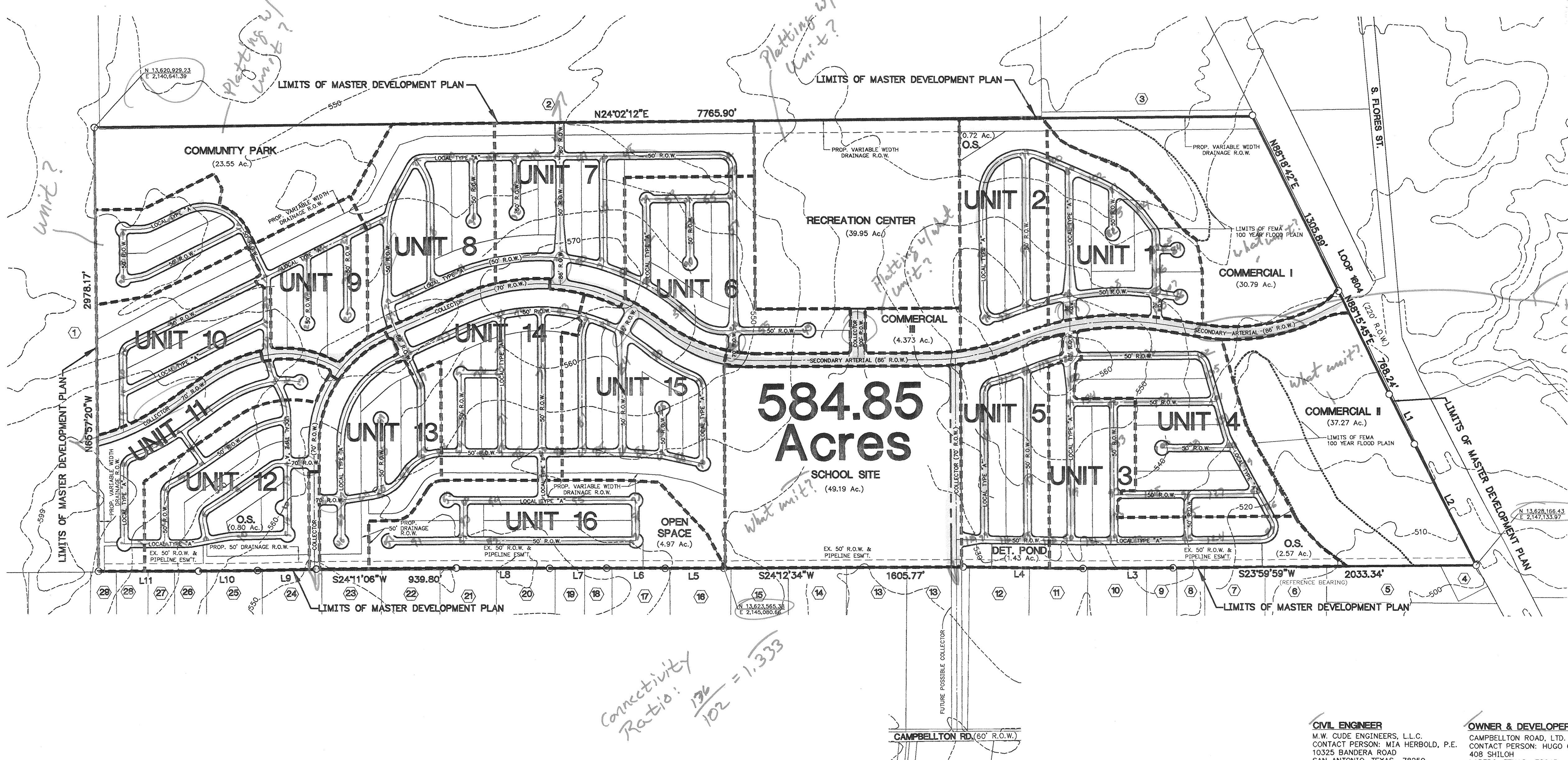
TYPICAL LOCAL "A" STREET CROSS-SECTION



TYPICAL COLLECTOR & LOCAL "B" STREET CROSS SECTION



SECONDARY STREET CROSS SECTION



Redline 12/13/05

Does Work due to width of entrance

Hierarchy of Roadway

< 35-506(d) Table 506-1

Primary Arterial 120'

- going from Freeway to Secondary Arterial not allowed

- LEGEND:
- MDP LIMITS
 - PHASE LIMITS
 - VARIABLE WIDTH DRAINAGE EASEMENT
 - EXISTING PIPELINE EASEMENT
 - FEMA 100 YR. FLOOD PLAIN LIMITS

APPROVED MASTER DEVELOPMENT PLAN

PLANNING COMMISSION CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

CIVIL ENGINEER
M.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: MIA HERBOLD, P.E.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
(210) 681-2951
FAX: (210) 523-7112
WWW.MWCUDE.COM
INFO@MWCUDE.COM

OWNER & DEVELOPER
CAMPBELLTON ROAD, LTD.
CONTACT PERSON: HUGO GUTIERREZ
408 SHILOH
LAREDO, TEXAS 78045
(956) 722-5196
FAX: (956) 724-3775

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COPPER RIDGE
MASTER DEVELOPMENT PLAN
JULY 2005



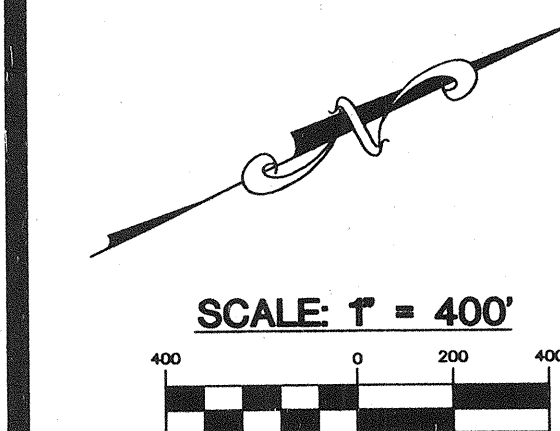
REVISIONS:

- 1.
- 2.
- 3.
- 4.
- 5.

DATE
7/13/05
DRAWN BY: J.V.
PROJECT NO.: 212205
SCALE: 1" = 400'

PLAT NO.

C1
SHEET
1 OF 1



A 584.851 ACRE TRACT OF LAND OUT OF THE MANUEL DE LUNA GRANT SURVEY NO. 3, ABSTRACT 8, COUNTY 4167, AND BEING TRACTS "C", "D", AND "E" AS DESCRIBED IN VOLUME 5709, PAGE 338, OF THE DEED AND RECORDS OF BEXAR COUNTY, TEXAS.

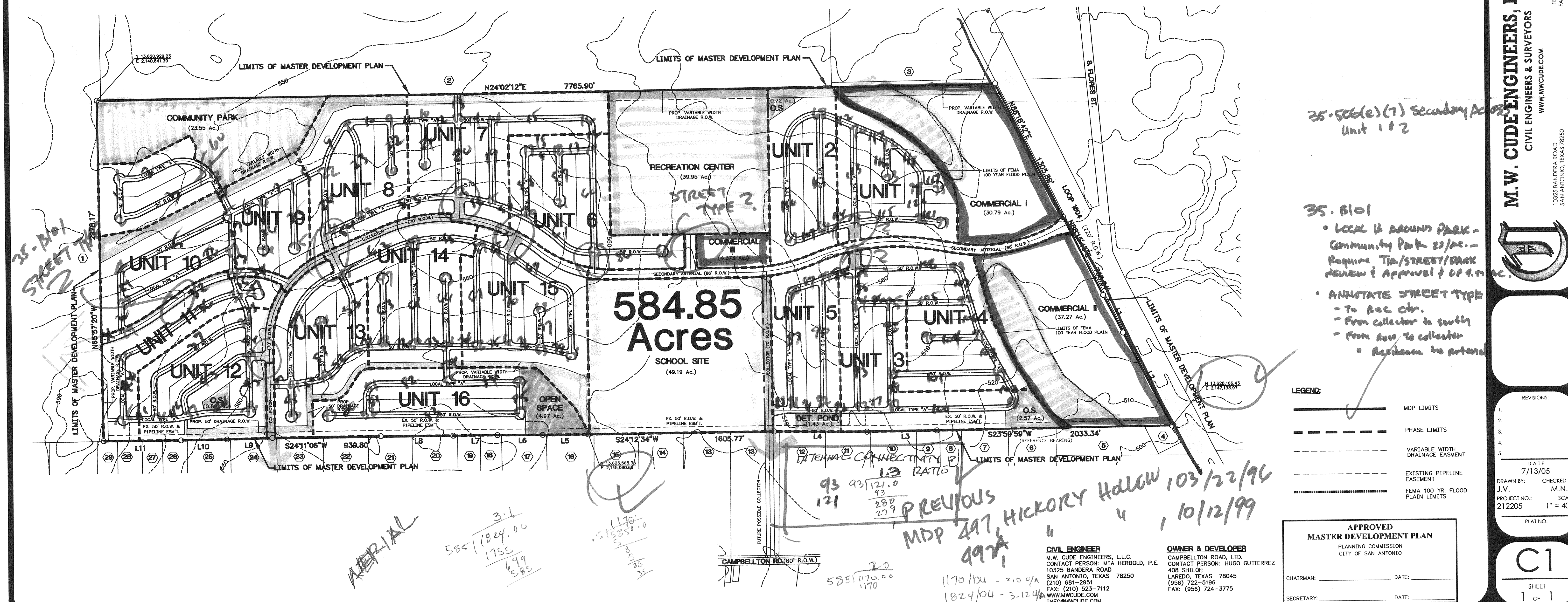
1. CUL-DE-SAC OR SIDEWAYS LONGER THAN 500 LF. SH/LL ADHERE TO ALL REQUIREMENTS OF UDC SECTION 35-506(C)(6)(B).
2. ORIGIN OF STATE PLANE COORDINATES NOS. MAY: MILLER PID AY0121
3. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
4. THE PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
5. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
6. THE PROPERTY IS PROVIDED BY EDWARDS AQUIFER RECHARGE DISTRICT.
7. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNITED DEVELOPMENT CODE.
8. DRIVEWAY/ALLEY OR CARPORT IS PROVIDED FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE SIDEWALK, OR CURB IF THERE IS NO SIDEWALK, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY AS DEFINED IN UDC SECTION 35-506(C)(5).
9. A 10' UTILITY EASEMENT SHALL BE REQUIRED FOR UTILITY EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION OR LATEST VERSION THEREOF.
10. THE INTERSECTION LIGHT-OF-WAY WITH 28' PAVEMENT UNLESS OTHERWISE NOTED.
11. A 4' FT. SIDEWALK TO BE PROVIDED FOR PEDESTRIAN ACCESS ON ALL PROPOSED ROADWAYS.
12. ALL STREETS SHOWN HEREIN ARE PUBLIC STREETS.
13. OUTSIDE INDEPENDENT OF THE CITY OF SAN ANTONIO.

1. RODOS INS.
2. CONSUELO H. CARREON ETAL.
3. ROY R. BARRERA SR.
4. MARVIN & NAOMA COOK
5. STELLA L. ASHLEY
6. ABELARDO H. & MARY R. GARCIA
7. HUGH C. CAGLEY & MARIA LONGORIA
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SCHOOL SITE	49.19				2
COMMUNITY PARK	23.77				15
RIGHT OF WAY (ARTERIAL)	8.48				1

OPEN SPACE CALCULATION METHOD: $1824 \text{ OF LOTS} \times 0.009 = 16.42 \text{ AC. REQUIRED}$
32.61 AC. PROVIDED

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COPPER RIDGE

MASTER DEVELOPMENT PLAN
JULY 2005

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS

CIVIL ENGINEERS & SURVEYORS

TEL 210.681.2951
FAX 210.523.7112

10325 BANDERA ROAD
SAN ANTONIO TEXAS 78250

REVISIONS:

- 1.
- 2.
- 3.
- 4.
- 5.

DATE
7/13/05

DRAWN BY: CHECKED
J.V. M.N.

PROJECT NO.: SCALE
212205 1" = 40'

PLAT NO.

C1

SHEET

1 OF 1

MDP # 863



A 584.851 ACRE TRACT OF LAND OUT OF THE MANUEL DE LUNA GRANT SURVEY NO. 3, ABSTRACT 8, COUNTY 4167, AND BEING TRACTS "C", "D", AND "E" AS DESCRIBED IN VOLUME 5709, PAGE 338, OF THE DEED AND RECORDS OF BEXAR COUNTY, TEXAS.

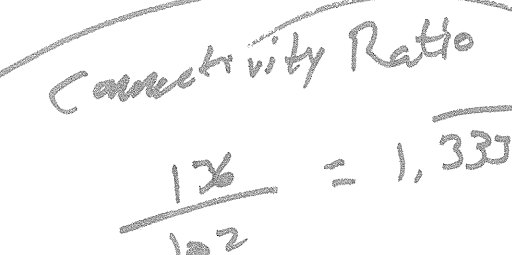
1. CUL-DE-SAC STREETS LONGER THAN 500 FT. SHALL ADHERE TO ALL REQUIREMENTS OF UDC SECTION 35-506(d)(6)(B).
2. ORIGIN OF STATE PLANE COORDINATES NOS MARK MILLER PID AY0121
3. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
4. THE PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
5. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
6. WATER SERVICE WILL BE PROVIDED BY BEXAR METROPOLITAN WATER DISTRICT.
7. THE FRONT YARD AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
8. IF ACCESS TO A GARAGE OR CARPORT IS PROVIDED FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE SIDEWALK, OR CURB IF THERE IS NO SIDEWALK, MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY AS DEFINED IN UDC SECTION 35-506(d)(5).
9. A VARIABLE SIGHT DISTANCE CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION.
10. ALL INTERIOR STREETS ARE 50' RIGHT-OF-WAY WITH 28' PAVEMENT UNLESS OTHERWISE NOTED.
11. A 4 FT. SIDEWALK TO BE PROVIDED FOR PEDESTRIAN ACCESS ON ALL ROADWAYS IN ACCORDANCE WITH UDC 35-506 (g).
12. ALL STREETS SHOWN HEREIN ARE PUBLIC STREETS.
13. SOUTHSIDE INDEPENDENT SCHOOL DISTRICT
14. BICYCLE FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF SAN ANTONIO UDC REQUIREMENTS (PER ORDINANCE #100741) AND APPLICABLE AASHTO GUIDELINES.

1. RODOSUS INC.
2. CONSUALO H. CARREON ETAL.
3. ROY R. BARRERA SR.
4. MARVIN & NAOMA COOK
5. STELLA L. ASHLEY
6. ABELARDO H. & MARY R. GARCIA
7. HUGH A. CAGLEY & MARIA LONGORIA
8. WARD W. & ROSE L. HILL
9. JOHN C. MAHONEY & PRENTISS CAMMACK
10. HENRY L. & GRETHA Y. HILL
11. JUAN V. CUBILLOS / C'S VETERANS LAND BOARD
12. MARCELINE & MARIA GARZA & FRANK GONZALEZ REALTOR
13. ASB & EVA GALARZA
14. CROWN LAND CORP.
15. W.M. MARONEY
16. MACK C. & DORIS A. STALLCUP
17. VERNON M. & MARTHA OLLE
18. ANDREA S. OLIVAREZ
19. MAUREEN T. JORDANIAN
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21. RODOLFO S. & MARIA D. BRISENO
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23. OSCAR DELFIERRO
24. JOSEPH & BERTIE L. BOYLE
25. JOSEPH L. BOYLE
26. WILLIAM C. BOYLE
27. HELEN SCHIMECK
28. RAUL CARPENTIER
29. VELVE PARTNERS LTD.

OPEN SPACE CALCULATION METHOD: 1824 OF LOTS x 0.009 = 16.42 AC. REQUIRED
32.61 AC. PROVIDED



LINE TABLE		
LINE	LENGTH	BEARING
L1	374.21"	N87°33'22"E
L2	913.19'	N87°28'34"E
L3	603.71'	S24°08'39"W
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L10	395.51'	S24°02'29"W
L11	670.88'	S24°08'20"W



12-19-05P02:17 RCVD

=====	MDP LIMITS
-----	PHASE LIMITS
- - - - -	VARIABLE WIDTH DRAINAGE EASEMENT
- - - - -	EXISTING PIPELINE EASEMENT
.....	FEMA 100 YR. FLOOD PLAIN LIMITS

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

CIVIL ENGINEER
M.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: MIA HERBOLD, P.E.
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SAN ANTONIO, TEXAS 78250

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MASTER DEVELOPMENT PLAN #863
JULY 2005

COPPER RIDGE

JULY 2005



RECEIVED
ELECTRONIC SERVICE
DEC 16 PM 3:23
REVISION

DATE
7/13/05

DRAWN BY: J.V. CHECKED BY: M.N.

PROJECT NO.: 212205 SCALE: 1" = 40'

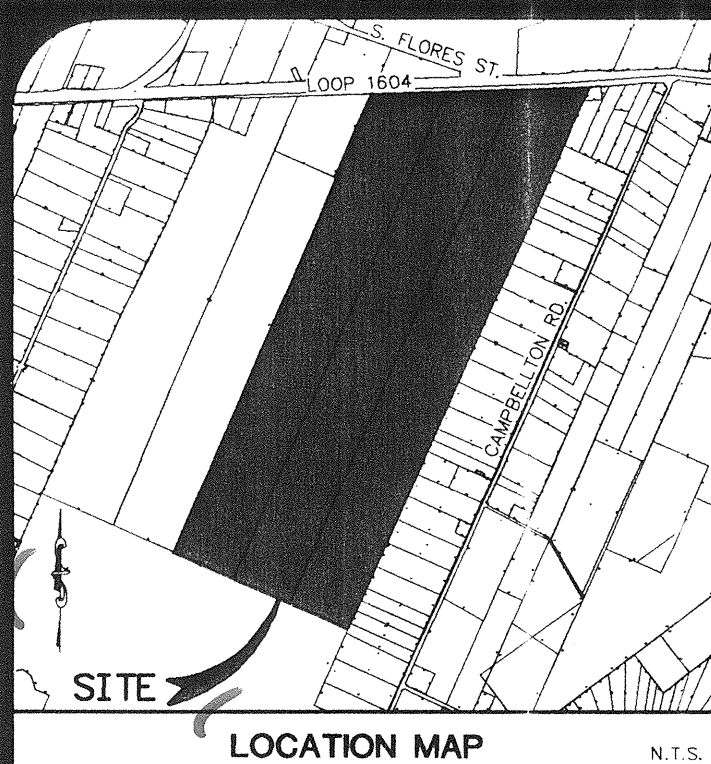
PLAT NO.

C1

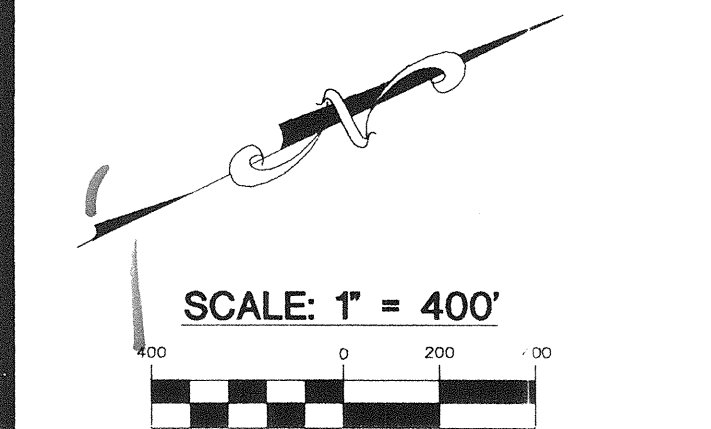
SHEET

1 OF 1

S:\Hugo Gutierrez\Copper Ridge\00mido.dwg 2005/12/14 3:51pm inegaledo



LOCATION MAP



LEGAL DESCRIPTION

A 584.851 ACRE TRACT OF LAND OUT OF THE MANUEL DE LUNA GRANT SURVEY NO. 3, ABSTRACT 8, COUNTY 4167, AND BEING TRACTS "C", "D", AND "E" AS DESCRIBED IN VOLUME 5709, PAGE 338, OF THE DEED AND RECORDS OF BEXAR COUNTY, TEXAS.

NOTES

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PROPERTY OWNERSHIP

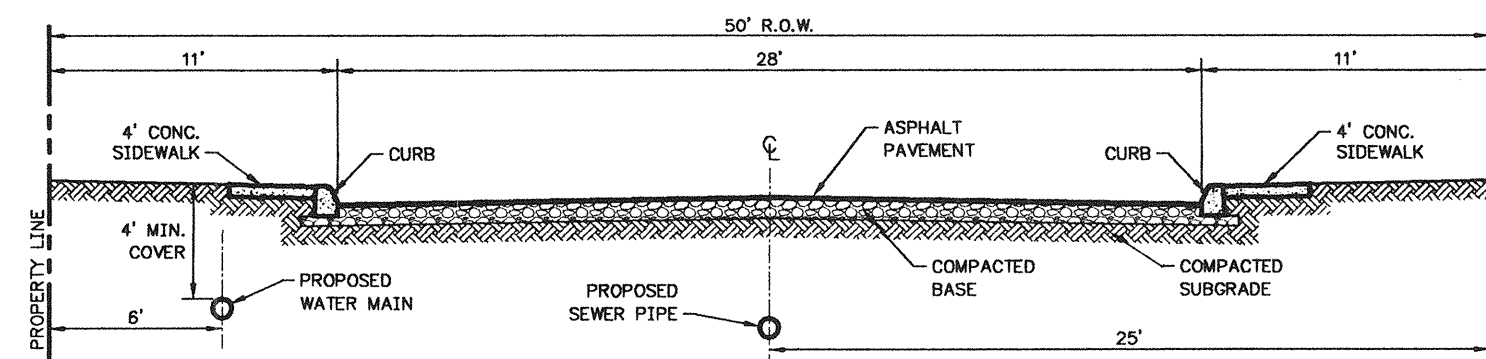
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DEVELOPMENT SUMMARY				PHASING
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UNIT 14	27.53	132	4.90	11
UNIT 15	29.54	135	4.57	9
UNIT 16	27.54	111	4.03	12
COMMERCIAL AREA I (UNIT 17)	30.79			20
COMMERCIAL AREA II (UNIT 18)	37.27			21
COMMERCIAL AREA III (UNIT 19)	4.37			22
RECREATION CENTER (UNIT 20)	39.95			7
SCHOOL SITE	47.00			1
COMMUNITY PARK (UNIT 21)	23.77			15
RIGHT OF WAY (ARTERIAL)	8.48			1
TOTAL DEVELOPMENT	584.85	1824	3.12	-

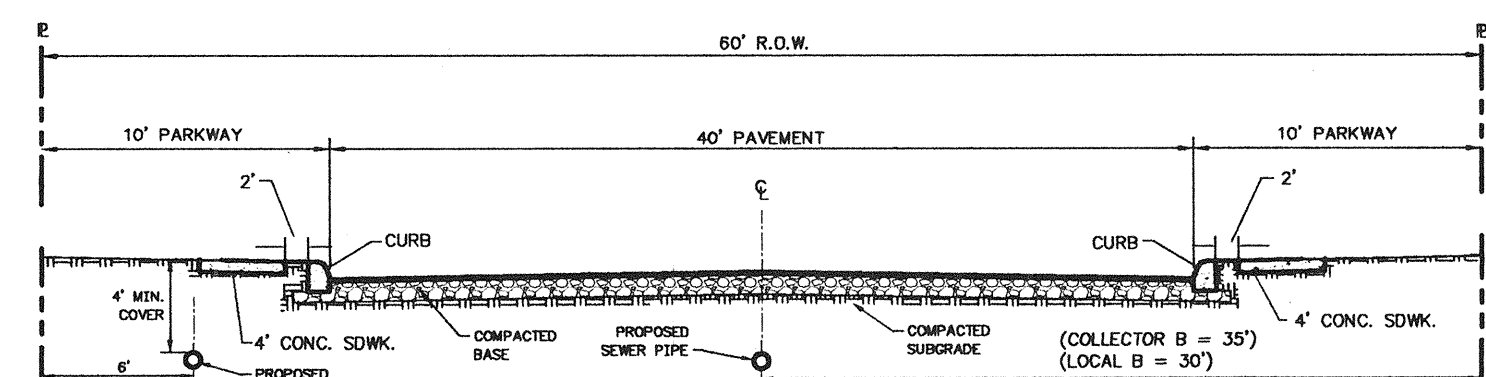
OPEN SPACE CALCULATION METHOD: 1824 OF LOTS x 0.009 = 16.42 AC. REQUIRED
32.61 AC. PROVIDED

LINE TABLE

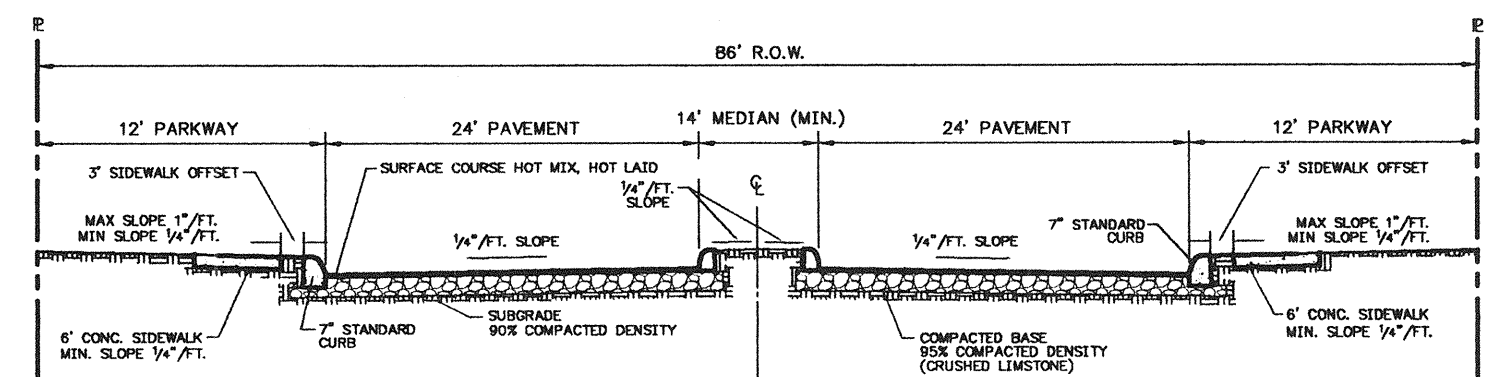
LINE	LENGTH	BEARING
L1	374.21'	N87°33'22"E
L2	913.19'	N87°28'34"E
L3	603.71'	S24°08'39"W
L4	805.02'	S25°17'10"W
L5	394.38'	S24°31'53"W
L6	392.64'	S24°40'48"W
L7	381.90'	S24°21'00"W
L8	626.34'	S24°47'45"W
L9	393.44'	S23°08'51"W
L10	395.51'	S24°02'29"W
L11	670.88'	S24°28'22"W



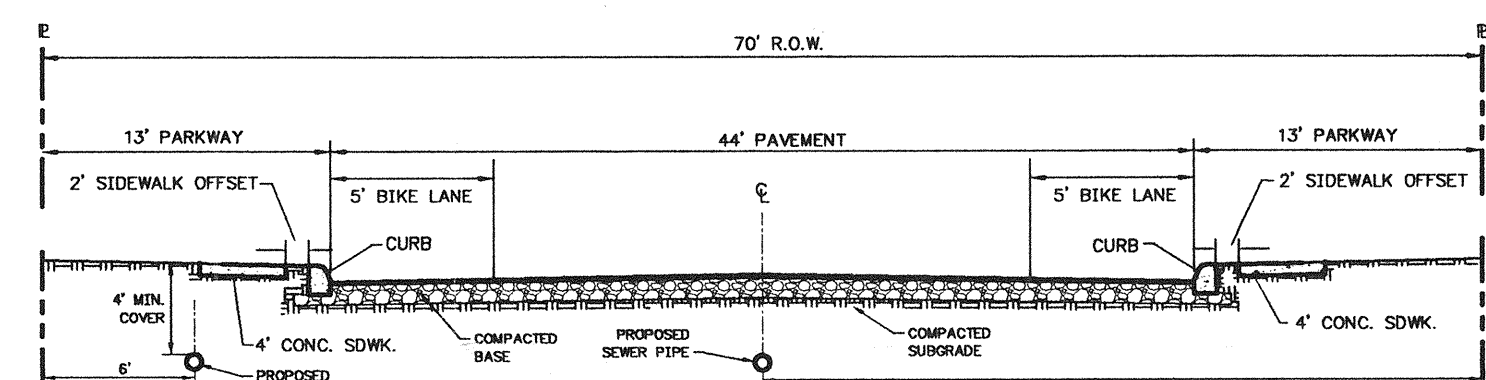
TYPICAL LOCAL "A" STREET CROSS-SECTION



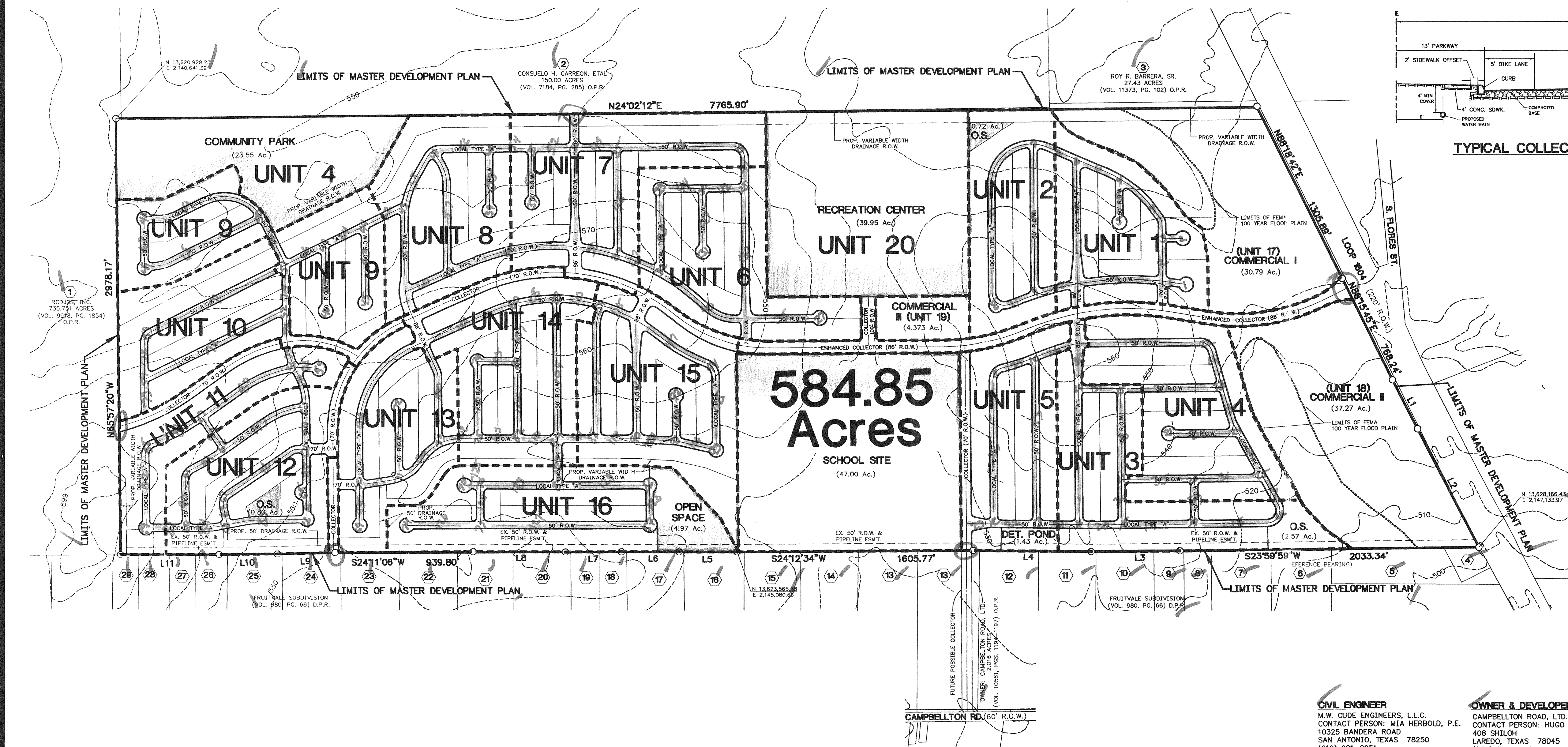
TYPICAL LOCAL "B" STREET CROSS-SECTION



ENHANCED COLLECTOR STREET CROSS-SECTION



TYPICAL COLLECTOR "B" STREET CROSS-SECTION



LEGEND

- MDP LIMITS
- PHASE LIMITS
- VARIABLE WIDTH DRAINAGE EASEMENT
- EXISTING PIPELINE EASEMENT
- FEMA 100 YR. FLOOD PLAIN LIMITS

APPROVED MASTER DEVELOPMENT PLAN

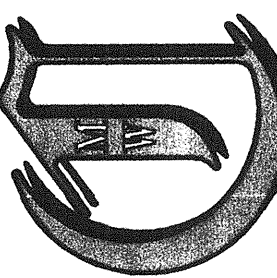
PLANNING COMMISSION
CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____
SECRETARY: _____ DATE: _____

CIVIL ENGINEER
M.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: MIA HERBOLD, P.E.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78245
(210) 681-2951
FAX: (210) 523-7112
WWW.MWCUDE.COM
INFO@MWCUDE.COM

OWNER & DEVELOPER
CAMPBELLTON ROAD, LTD.
CONTACT PERSON: HUGO GUTIERREZ
408 SHILOH
LAREDO, TEXAS 78045
(956) 722-5196
FAX: (956) 724-3775

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
WWW.MWCUDE.COM



REVISIONS:
1. 1/13/06 STREET DESIGNATION
2. _____
3. _____
4. _____
5. _____

DATE: 7/13/05

DRAWN BY: J.V. CHECKED BY: M.N.H.

PROJECT NO.: 212205 SCALE: 1" = 400'

PLAT NO. _____

C1
SHEET
1 of 1

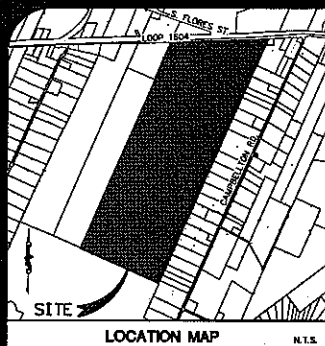
MASTER DEVELOPMENT PLAN #863
JULY 2005

TEL 210.681.2951
FAX 210.523.7112

10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78245

Final Redline 3/21/06

MOP# 863 0096



LEGAL DESCRIPTION

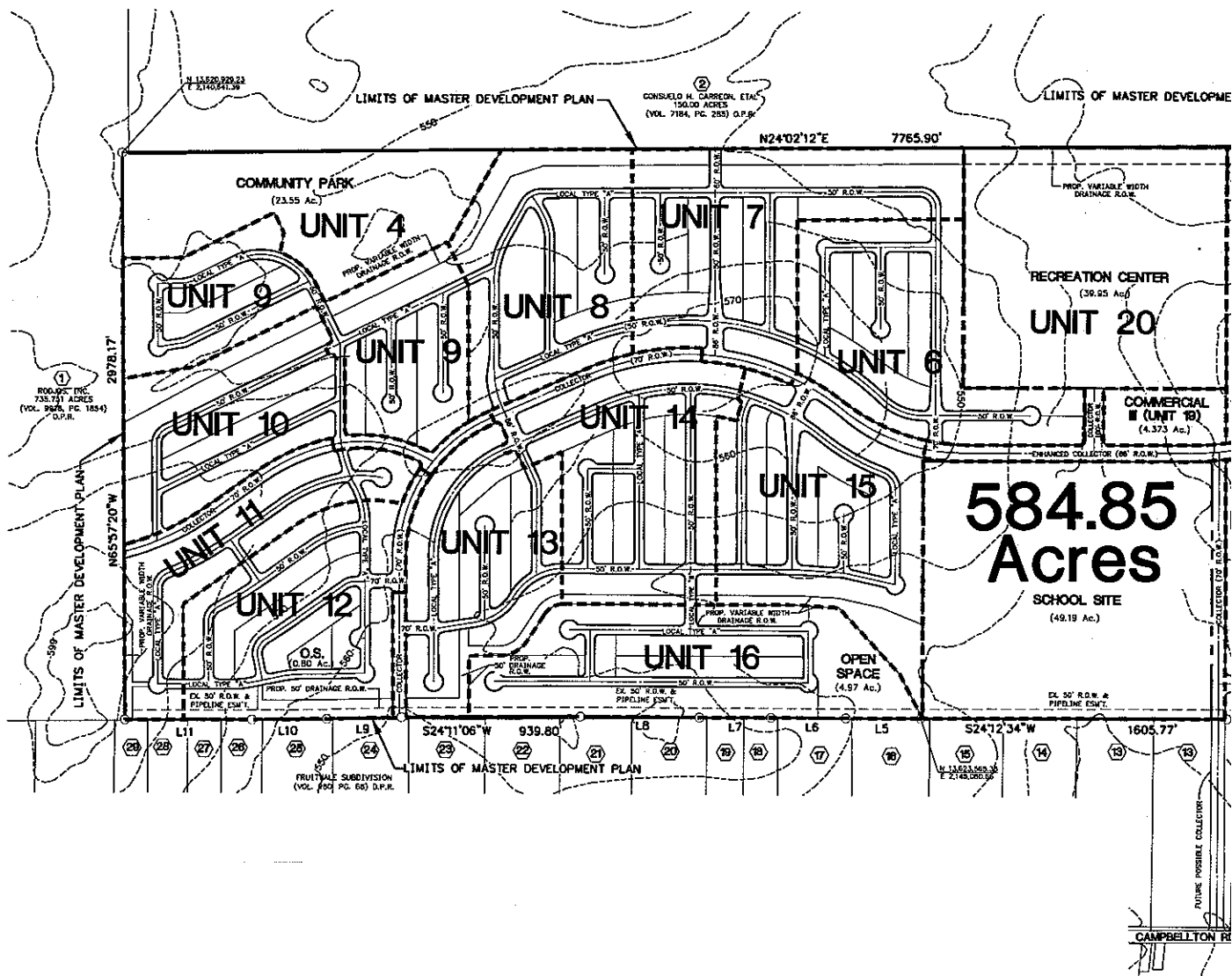
A 584.851 ACRE TRACT OF LAND OUT OF THE MANUEL DE LUNA GRANT SURVEY NO. 3, ABSTRACT 8, COUNTY 4167, AND BEING TRACTS "C", "D", AND "E" AS DESCRIBED IN VOLUME 5709, PAGE 338, OF THE DEED AND RECORDS OF BEXAR COUNTY, TEXAS.

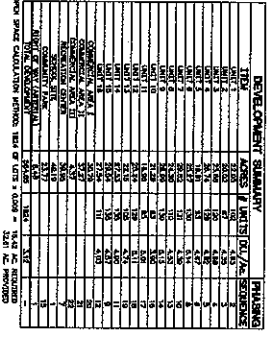
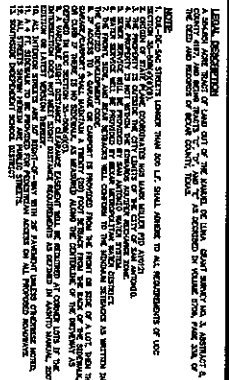
NOTE:

1. CUL-DE-SAC STREETS LONGER THAN 500 L.F. SHALL ADHERE TO ALL REQUIREMENTS OF UDC SECTION 35-506(d)(6)(8).
2. ORIGIN OF STATE PLANE COORDINATES NGS MARK MILLER PID AYD121
3. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
4. THE PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
5. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
6. WATER SERVICE WILL BE PROVIDED BY BEXAR METROPOLITAN WATER DISTRICT.
7. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
8. IF ACCESS TO A GARAGE OR CARPORT IS PROVIDED FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE SIDEWALK, OR CURB IF THERE IS NO SIDEWALK, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY AS DEFINED IN UDC SECTION 35-506(d)(5).
9. A VARIABLE SIGHT DISTANCE CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION OR LATEST VERSION THEREOF.
10. ALL INTERIOR STREETS ARE 30' RIGHT-OF-WAY WITH 28' PAVEMENT UNLESS OTHERWISE NOTED.
11. A 4 FT. SIDEWALK TO BE PROVIDED FOR PEDESTRIAN ACCESS ON ALL ROADWAYS IN ACCORDANCE WITH UDC 35-506 (c).
12. ALL STREETS SHOWN HEREIN ARE PUBLIC STREETS.
13. SOUTHSIDE INDEPENDENT SCHOOL DISTRICT
14. BICYCLE FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF SAN ANTONIO UDC REQUIREMENTS (PER ORDINANCE #100741) AND APPLICABLE AASHTO GUIDELINES.

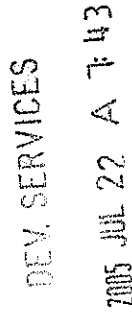
PROPERTY OWNERSHIP:

1. RODRIGUEZ INC.
2. CONSUELO H. CARREON ETAL.
3. ROY R. BARRERA SR.
4. MARVIN & NAOMA COOK
5. STELLA L. ASHLEY
6. ABELARDO H. & MARY R. GARCIA
7. HUGH A. CAGLEY & MARTA LONGORIA
8. WARD W. & ROSE L. HILL
9. JOHN C. MAHLER & L. PRENTISS CAMMACK
10. HENRY L. & GRETHA Y. HILL
11. JUAN V. CUBILLOS C/S VETERANS LAND BOARD
12. MARCELINO & MARIA GARZA & FRANK CONZALI
13. ABEL & EVA SALAZAR
14. CROWN LAND CORP.
15. W.M. MARONEY
16. MACK C. & DORIS A. STALLCUP
17. YERSON M. & MARTHA OLLE
18. ANDREA S. OLIVAREZ
19. MAUREEN T. JOURDAN
20. LESTER L. TAYLOR
21. RODOLFO S. & MARIA D. BRISENO
22. ARTHUR & MARIA CAMEZ
23. OSCAR DELFIERRO
24. JOSEPH & BERTIE L. BOYLE
25. JOSEPH L. BOYLE
26. WILLIAM C. BOYLE
27. HELEN SCHIMMCK
28. RALPH CARPENTER
29. SEVILLE PARTNERS LTD.





The drawing consists of two cross-sectional views of a street. The top view, titled 'TYPICAL LOCAL "W" STREET CROSS-SECTION', shows a street with a 12" gutter, 12" curb, 12" concrete base, 12" asphalt surface, and 12" gravel subgrade. The bottom view, titled 'TYPICAL COLLECTOR & LOCAL "T" STREET CROSS SECTION', shows a collector road with a 12" gutter, 12" curb, 12" concrete base, 12" asphalt surface, and 12" gravel subgrade, intersecting a local street with a 12" gutter, 12" curb, 12" concrete base, 12" asphalt surface, and 12" gravel subgrade. Both sections include labels for materials like concrete, asphalt, and gravel, and dimensions in feet and inches.



75 22 A 73

OWEN ENGINEERS
M. R. OWEN ENGINEERS, L.L.C.
CONTRACT PRINTER, NEW HAVEN, P.C.
10325 SUMMIT ROAD
SAN ANTONIO, TEXAS 78240
(210) 587-2831
FAX (210) 623-7113
WWW.OWENLCO.COM
OWENLCO@OWENLCO.COM

OWEN & PROCTOR
CAMPELTON ROAD, L.B.
CONTRACT PRINTER, NEW ORLEANS
ON BROAD
LAFAYETTE, TEXAS 70445
(504) 722-5196
FAX (504) 724-3775

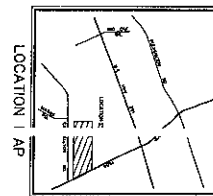
APPROVED
MASTER DEVELOPMENT PLAN
PLANNING COMMISSION
CITY OF SAN ANTONIO

COUNCILMAN _____ DATE _____

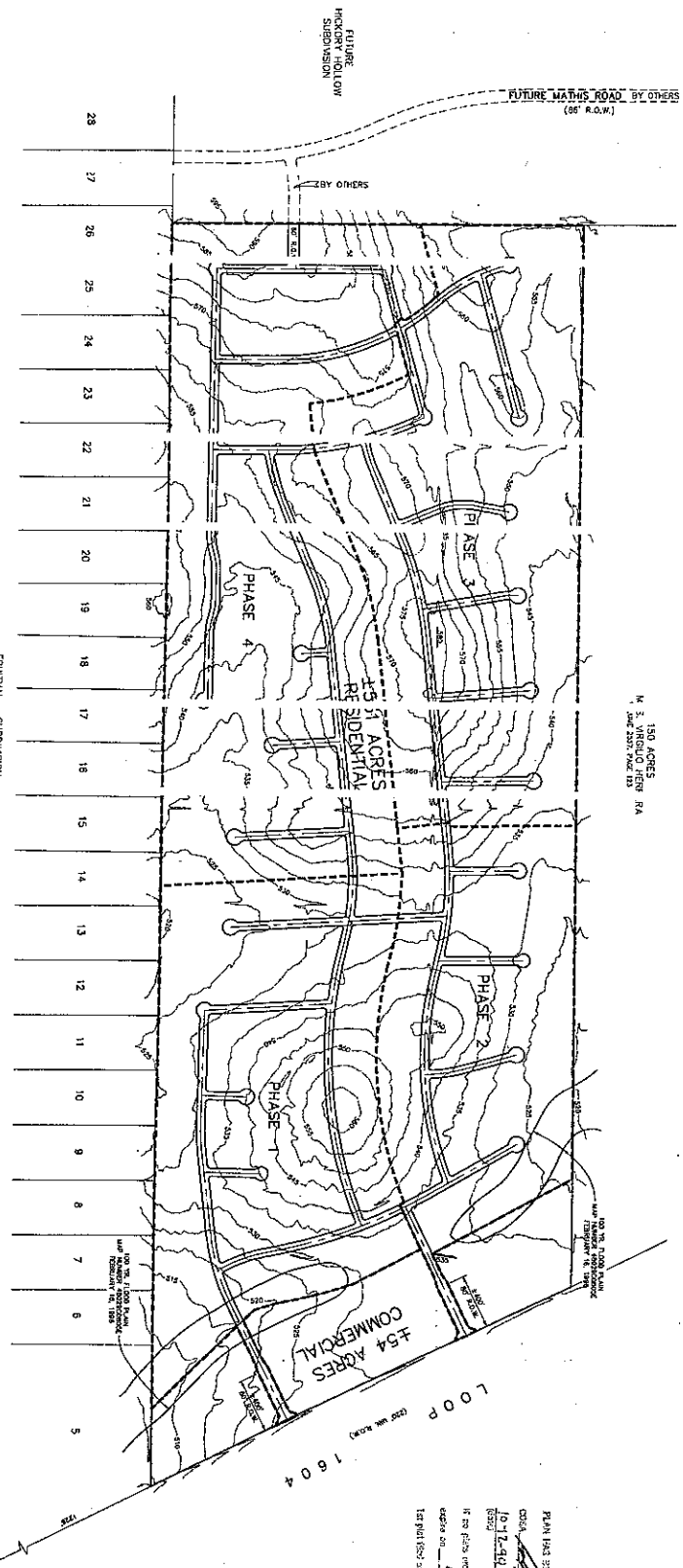
SECRETARY _____ DATE _____

DATE 7/13/05
CIRCUIT M-11
SCALE 1"=400'

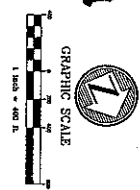
COPPER RIDGE
MASTER DEVELOPMENT PLAN
JULY 2006



LOCATION MAP



497 A
HICKORY HOLLOW
APPROVED: 10/12/99



PLAN HAS BEEN ACCEPTED BY
 CITY OF LAREDO
 10-12-99
 497 A
 IF THE PLAN HAS BEEN ACCEPTED BY THE CITY OF LAREDO, TEXAS, THE CITY ENGINEER SHALL SIGN THE PLAN WITHIN 30 DAYS OF THE DATE OF ACCEPTANCE.

NOTE:
 ALL STREETS TO BE TYPIC, BEAR COUNTY
 STREET SEC. ON WITH BAR MITCHES.

UTILITIES
 ATER: BEAR METROPOLITAN WATER DISTRICT
 SEWER: INDIVIDUAL SEWAGE DISPOSAL
 ELECTRIC: CITY PUBLIC SERVICE
 TELEPHONE: S.W. BELL TELEPHONE CO.

COMMERCIAL = ±34 ACRES
 RESIDENTIAL = ±531 ACRES
 TOTAL AREA = ±565 ACRES
 MINIMUM RESIDENTIAL LOT SIZE = 0.5 ACRE

DEVELOPER:
 HUGO GUTIERREZ
 408 SHILO
 LAREDO, TEXAS 78045
 956-722-5196

CAMPBELLTON RD.

WFC
 A TCB INC. Company
 W.F. CASTELLA & ASSOCIATES, INC.
 Engineers - Surveyors - Planners
 1038 E. McAdams - San Antonio, Texas 78201 - (210)734-5351

REVISED P.O.A.D.P. PLAN
 for
 HICKORY HOLLOW (#497)A

DATE: 07/27/99
 DRAWN: AS
 CHECKED: AS
 SHEET: 1 OF 1

497 A

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

Date: _____

Case Manager:

Robert Lombrano , Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

File Number:

MDP

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☐ NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF.
For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria,
please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

☒ Master Development Plan (MDP) (Formerly POADP)

☐ MDP/ P.U.D. Plan (combination)

☐ Master Plan Community District (MPCD)

☐ Traditional Neighborhood Development (TND)

☐ Flexible Development District

☐ Urban Development (UD)

☐ Rural Development (RD)

☐ Farm and Ranch (FR)

☐ Mix Light Industrial (MI-I)

☐ P.U.D. Plan

☐ Mixed Used District (MXD)

☐ Military Airport Overlay Zone (MAOZ)

☐ Manufactured Home Park Plan (MHPP)

☐ Pedestrian Plan (PP)

☐ Other:

**Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Planning
Department Request for Review form (attached) for respective departments or agencies**

Project Name: Copper Ridge Subdivision

Owner/Agent: Campbellton Road Ltd. Phone: (956)722-5196 Fax: (956)724-3775

Address: 408 Shiloh, Laredo, TX Zip code: 78045

Engineer/Surveyor: M.W. Cude Engineers, L.L.C. Phone: (210)681-2951 Fax: (210)523-7112

Address: 10325 Bandera Road San Antonio, TX Zip code: 78250

Contact Person Name: Mia N. Herbold, P.E. E-mail: mherbold@mwcode.com

February 23, 2004

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

(Continued)

Existing legal Description:

584.851 acres of land out of the Manuel De Luna Grant Survey No. 3, Abstract No. 8, County Block 4167 and being Tracts C, D, and E as described in Volume 5709, Page 338 of the Deed and Plat Records of Bexar County, Texas.

Existing Zoning NA

Proposed Zoning NA

Projected # of Phases: 22

Number of dwelling units (lots) by Phases: Unit 1 = 102 lots; Unit 2 = 87 lots; Unit 3 = 120 lots; Unit 4 = 129; Unit 5 = 93 lots; Unit 6 = 130 lots; Unit 7 = 131 lots; Unit 8 = 110 lots; Unit 9 = 139 lots; Unit 10 = 83 lots; Unit 11 = 85 lots; Unit 12 = 129 lots; Unit 13 = 105 lots; Unit 14 = 135 lots; Unit 15 = 135 lots; Unit 16 = 111 lots; Comm. I; Comm. II; Comm. III; Recreation Center; School; Community Park

Total Number of lots: 1824 divided by acreage: 584.85 = Density: 3.12

(PUD Only) Linear feet of street NA ☐ Private ☐ Gated ☐ Attached

☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: NA divided by total acreage: NA = Open Space NA %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): NA

(PUD Only) Construction start date: NA

(PUD Only) X/Y coordinates at major street entrance: X: NA Y: NA

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: NA School District: SOUTHSIDE I.S.D. Ferguson map grid: Pg. 751; D5-D6, E3-E6, F3-F-5

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name NA No. NA

Is there a corresponding PUD for this site? Name NA No. N/A

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name NA No.

Name NA No.

Name NA No.

February 23, 2004

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

☒ Name of the Master Development Plan or P.D.D. and the subdivision;

☒ City assigned Plan ID number;

☒ Name and address of owner of record, developer and engineer;

☒ The name names of all adjacent property owners as shown on current tax records;

N/A Certificate of agency or power of attorney if other than owner;

☒ Signature blocks for the chairperson and secretary (planning director or assignee);

N/A (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;

☒ Two points identified by Texas Planes Coordinates;

☒ Basis of bearing used and a north point;

☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;

☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;

N/A (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary.

☒ Date of preparation;

☒ Graphic and written scale and north arrow;

☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;

☒ Total area of property;

☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;

☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;

N/A (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

February 23, 2004

City of San Antonio
Planning Department
Master Development Plan Section

Technical Review

(Continued)

☒ Traffic Impact Analysis (section 35-502).

N/A (PUD Only) Utilities plan.

☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.

N/A (PUD Only) Lots numbered as approved by the City.

N/A (PUD Only) Layout shall show where lot setbacks as required.

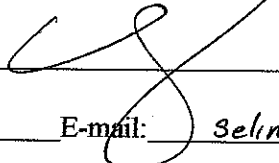
N/A Location and size in acres of school sites, as applicable.

☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

☒ A stormwater management plan (section 35-BII9)

Owner or Authorized Representative:

I certify that the COPPER RIDGE SUBDIVISION Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Hugo Gutierrez Signature: 
Date: 7/8/05 Phone: 956-722-5196 Fax: 956-724-3775 E-mail: Selina@usa.net

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038

February 23, 2004

**City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW**

Case Manager

Robert Lombrano , Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano @sanantonio.gov

(210) 207-7207, emestb@sanantonio.gov

(Check One)

☒ Master Development Plan (MDP) (Formerly POADP)

☐ P.U.D. Plan

☐ MDP/ P.U.D. Plan (combination)

☐ Mixed Used District (MXD)

☐ Master Plan Community District (MPCD)

☐ Military Airport Overlay Zone (MAOZ)

☐ Traditional Neighborhood Development (TND)

☐ Manufactured Home Park Plan (MHPP)

☐ Flexible Development District

☐ Pedestrian Plan (PP)

☐ Urban Development (UD) ☐ Rural Development (RD)

☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-I)

☐ Plat Certification Request

☐ Other: _____

Public Hearing ☐ Yes

☐ No

☐ Major

☐ Minor

Date: July 15, 2005

(Check One)

Project Name: Copper Ridge Subdivision **File#** _____

Engineer/Surveyor: M. W. Cude Engineers, L.L.C.

Address: 10325 Bandera Road, San Antonio, Texas **Zip code:** 78250

Phone: 681-2951 **Fax:** 523-7112

Contact Person Name: Mia Herbold, P.E. **E-mail:** mherbold@mwcude.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,

(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

Master Plans & P. U.D. Submittals 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

DEV. SERVICES
2005 JUL 22 A 7:44

City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

MTP/MDP

Case Manager

Robert Lombroso , Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombroso @sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

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☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-I)

☐ Plat Certification Request

☐ Other: _____

Public Hearing ☐ Yes

☐ No

☐ Major

☐ Minor

Date: July 15, 2005

(Check One)

Project Name: Copper Ridge Subdivision File# _____

Engineer/Surveyor: M. W. Cude Engineers, L.L.C.

Address: 10325 Bandera Road, San Antonio, Texas Zip code: 78250

Phone: 681-2951 Fax: 523-7112

Contact Person Name: Mia Herbold, P.E. E-mail: mherbold@mwcode.com

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Master Plans & P. U.D. Submittals 15 copies (folded) with Planning Department Request for Review form
(attached) for respective departments or agencies

2005 JUL 22 A 7:44
DEV. SERVICES

REQUEST FOR REVIEW

(Cont.)

- ☐ Master Development Plan
- ☐ Major Thoroughfare
- ☒ Neighborhoods ☐ Historic
- ☐ Disability Access (Sidewalks)
- ☐ Zoning
- ☐ SAWS Aquifer
- ☐ Storm Water Engineering

- ☐ Street and Drainage
- ☐ Traffic T.I.A.
- ☐ Building Inspection - Trees
- ☐ Parks - Open space
- ☐ Fire Protection
- ☐ Bexar County Public Works
- ☐ Other: _____

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ **I recommend approval**

☐ **I do not recommend approval**

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Signature _____ **Title** _____ **Date** _____

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

**City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW**

Case Manager

Robert Lombrano , Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano @sanantonio.gov

(210) 207-7207, emestb@sanantonio.gov

(Check One)

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☐ Pedestrian Plan (PP)

☐ Urban Development (UD) ☐ Rural Development (RD)

☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-I)

☐ Plat Certification Request

☐ Other: _____

Public Hearing ☐ Yes

☐ No

☐ Major

☐ Minor

Date: July 15, 2005

(Check One)

Project Name: Copper Ridge Subdivision File# _____

Engineer/Surveyor: M. W. Cude Engineers, L.L.C.

Address: 10325 Bandera Road, San Antonio, Texas Zip code: 78250

Phone: 681-2951 Fax: 523-7112

Contact Person Name: Mia Herbold, P.E. E-mail: mherbold@mwcode.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

*(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation*

*Master Plans & P. U.D. Submittals 15 copies (folded) with Planning Department Request for Review form
(attached) for respective departments or agencies*

2005 JUL 22 A 7:44
DEV. SERVICES

REQUEST FOR REVIEW

(Cont.)

- ☐ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Neighborhoods ☐ Historic
- ☐ Disability Access (Sidewalks)
- ☐ Zoning
- ☐ SAWS Aquifer
- ☐ Storm Water Engineering

- ☐ Street and Drainage
- ☐ Traffic T.I.A.
- ☐ Building Inspection - Trees
- ☐ Parks - Open space
- ☐ Fire Protection
- ☐ Bexar County Public Works
- ☒ Other: _____

City of San Antonio Planning Department use

FROM: Michael O. Herrera. Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed.

Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ **I recommend approval**

☐ **I do not recommend approval**

On _____, **I notified** _____, **the engineer/**
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Signature _____ **Title** _____ **Date** _____

Please return this form to Michael O. Herrera. Special Projects Coordinator by next scheduled meeting.

REQUEST FOR REVIEW

(Cont.)

- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input checked="" type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Planning Department use

FROM: Michael O. Herrera. Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Signature _____ Title _____ Date _____

Please return this form to Michael O. Herrera. Special Projects Coordinator by next scheduled meeting.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

H. MacDonald
Signature

Planner II

1-31-2006
Date:

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

1.31.2006
Approved

**City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW**

Case Manager

Robert Lombrano , Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano @sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

☒ Master Development Plan (MDP) (Formerly POADP)

☐ P.U.D. Plan

☐ MDP/ P.U.D. Plan (combination)

☐ Mixed Used District (MXD)

☐ Master Plan Community District (MPCD)

☐ Military Airport Overlay Zone (MAOZ)

☐ Traditional Neighborhood Development (TND)

☐ Manufactured Home Park Plan (MHPP)

☐ Flexible Development District

☐ Pedestrian Plan (PP)

☐ Urban Development (UD) ☐ Rural Development (RD)

☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-I)

☐ Plat Certification Request

☐ Other: _____

Public Hearing ☐ Yes ☐ No

☐ Major ☐ Minor

Date: January 26, 2006

(Check One)

Project Name: Copper Ridge Subdivision File# 863

Engineer/Surveyor: M. W. Cude Engineers, L.L.C.

Address: 10325 Bandera Road, San Antonio, Texas Zip code: 78250

Phone: 681-2951 Fax: 523-7112

Contact Person Name: Todd Mills, E.I.T. E-mail: tmills@mwcode.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

Copper Ridge Subdivision, # 863

**(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation**

**Master Plans & P. U.D. Submittals 15 copies (folded) with Planning Department Request for Review form
(attached) for respective departments or agencies**

BC

City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

Case Manager

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

☒ Master Development Plan (MDP) (Formerly POADP)

☐ P.U.D. Plan

☐ MDP/ P.U.D. Plan (combination)

☐ Mixed Used District (MXD)

☐ Master Plan Community District (MPCD)

☐ Military Airport Overlay Zone (MAOZ)

☐ Traditional Neighborhood Development (TND)

☐ Manufactured Home Park Plan (MHPP)

☐ Flexible Development District

☐ Pedestrian Plan (PP)

☐ Urban Development (UD) ☐ Rural Development (RD)

☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-I)

☐ Plat Certification Request

☐ Other: _____

Public Hearing ☐ Yes ☐ No

☐ Major ☐ Minor

Date: July 15, 2005

2-13-05
9-17-05

(Check One)

Project Name: Copper Ridge Subdivision

File#

Engineer/Surveyor: M. W. Cude Engineers, L.L.C.

Address: 10325 Bandera Road, San Antonio, Texas

Zip code: 78250

Phone: 681-2951

Fax: 523-7112

Contact Person Name: Mia Herbold, P.E.

E-mail: mherbold@mwecude.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

Master Plans & P. U.D. Submittals 15 copies (folded) with Planning Department Request for Review form
(attached) for respective departments or agencies

February 23, 2004

Page 1 of 2



City of San Antonio
Planning Department
Master Development Plan Section



Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat LD.

#: COPPER RIDGE SUBDIVISION, MDP

Plat Name:

N/A

Project Engineers/Surveyors or Firm Name:

M.W. CUDE ENGINEERS, L.L.C.

Address:

10325 Bandera Road, San Antonio, Texas 78250

Phone#:

681-2951

Fax#:

523-7112

E-mail:

mherbold@mwcode.com

Planning Department

Required Items for Completeness Review

- ✓ Completed and signed Application Form
- ✓ Appropriate Plan Review Fee
- ✓ Digital information (MDP's and PUD)
- ✓ 8 1/2 " x 11" Reduced Copy (MDP's and PUD)
- ✓ Stormwater Management Plan (MDP's and PUD)

• (Plats Only):

2 copies (folded) with Planning Department Request for Review forms (attached)
 (1) Master Development, (1) Major thoroughfare,

- ✓ (Master Development Plans & P.U.D's Only): 15 copies (folded) with) Planning Department Request for Review forms (attached) for respective departments or agencies

- ✓ Master Development Plan
- ✓ Major Thoroughfare
- ✓ Neighborhoods ✓ Historic
- ✓ Disability Access (Sidewalks)
- ✓ Zoning
- ✓ SAWS Aquifer
- ✓ Stormwater Engineering

- ✓ Street and Drainage
- ✓ Traffic T.I.A.
- ✓ Building Inspection – Trees
- ✓ Parks – Open space
- ✓ Fire Protection
- ✓ Bexar County Public Works
- ✓ Other: _____

DEV. SERVICES
2005 JUL 22 A 7:43

☒ Accepted

☐ Rejected

Completeness Review By: [Signature]

Date: 7/27/05

Ismael Segovia

From: Patricia Wallace
Sent: Monday, December 12, 2005 10:02 AM
To: Ismael Segovia
Subject: FW: Copper Ridge MDP (Missing Comments from...)

-----Original Message-----

From: Mia N. Herbold [mailto:mherbold@mwcode.com]
Sent: Monday, December 12, 2005 9:59 AM
To: Patricia Wallace
Subject: RE: Copper Ridge MDP (Missing Comments from...)

Patricia,

I am trying to follow up with you again regarding Copper Ridge MDP reviews, I still have not heard from :

Neighborhoods *→ none yet*
 Historic *→*
 Stormwater *→ Apprd.*
 Fire Protection *→ not yet*
 Public Works (Bexar Co.) *→ disapproved*

Can you please give me an update as to where we are at in the review process for these agencies?

I appreciate it,
 Mia Herbold, P.E.
 Project Manager
 M.W. Cude Engineers, L.L.C.

From: Patricia Wallace [mailto:PWallace@sanantonio.gov]
Sent: Thursday, November 03, 2005 4:07 PM
To: Jonathan D. Vargas
Cc: Mia N. Herbold; Michael Herrera
Subject: RE: Copper Ridge MDP (Missing Comments from...)

Jonathan – Due to the comments received thus far from Bikes, Streets, Drainage, Trees, the project may not be approved. All of the reviewing departments are still applicable and final approval requires uniform consent from everyone.

I'll encourage those that have not yet responded to do so as soon as possible. However, you will need to work with TX Dot directly for issues that require their consent.

Trish Wallace, AICP
 City of San Antonio
 Development Services, MDP Division
 (210) 207-7207

-----Original Message-----

From: Jonathan D. Vargas [mailto:jvargas@mwcode.com]
Sent: Thursday, November 03, 2005 2:53 PM

12/12/2005

December 15, 2005

Ismael Segovia, Planner II
Development Services
MDP
1901 S. Alamo
San Antonio, TX



Re: Copper Ridge MDP

Dear Mr. Segovia:

In reference to your comments dated Dec. 13, 2005, please see our revisions and responses to your comments:

1. Need to associate residential area located above the Unit 10 with a development phase.
See attached revised MDP, that area is included with Unit-9.
2. Need to associate areas labeled Community Park with a development phase as per UDC 35-503(f).
Please see attached revised MDP.
3. Need to associate area labeled Recreation Center with a development phase as per UDC 35-503(f).
Please see attached revised MDP.
4. Need to associate areas labeled Commercial I, II, III with a development phase as per UDC 35-503(f).
Please see attached revised MDP.
5. Applicant also needs to provide legal descriptions concerning adjacent property owners as per UDC 35-B101(b)(2).
Please see attached revised MDP.

Please don't hesitate to call if you have any comments or questions at (210) 681-2951 x.127.

Sincerely,

Mia Herbold, P.E.
Project Manager
M.W. Cude Engineers

12-19-05 P02:17 RCVD

To: Patricia Wallace
Cc: Mia N. Herbold
Subject: Copper Ridge MDP (Missing Comments from...)

Hello Patricia,

Patricia I am currently working on Copper Ridge Subdivision MDP and I was hoping you could help me with a small dilemma. I have begun to respond to the comments and redlines that various agencies have concerning our subdivision. However, I have not received any comments be it approvals or denials from the following departments:

Neighborhoods
Historic
Stormwater
Fire Protection
Public Works (Bexar Co.)
TXDOT

Could you please let me know which ones I should consider "not applicable" or assume that they are approved.

Thank you again for your help and cooperation in the processing of the MDP.

Jonathan D. Vargas
CAD Technician
M.W. Cude Engineers, L.L.C.
10325 Bandera Road
San Antonio, Texas 78250
Tel: 210.681.2951
Fax: 210.523.7112
jvargas@mwcude.com

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Sent By: Jonathan D. Vargas (jvargas@mwcude.com) on 3/11/2005

12/12/2005

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES
MASTER DEVELOPMENT PLAN

TO: Mia Herbold, P.E., M.W. Cude Engineers, L.L.C.
FROM: Ismael B. Segovia, Planner II, Development Services Department
DIVISION: Master Development Plan
COPIES TO: Michael Herrera, Special Projects Coordinator, Development Services Department
SUBJECT: Copper Ridge Master Development Plan

DATE: December 13, 2005

I do not recommend approval of the Westpoint North Master Development Plan.

Copper Ridge is a proposed mixed-use subdivision of 1824 residential units and commercial areas. There are several corrections that need to be made to the MDP prior to approval. The corrections are as follows:

1. Need to associate residential area located above Unit 10 with a development phase.
2. Need to associate area labeled *Community Park* with a development phase as per UDC §35-503(f).
3. Need to associate area labeled *Recreation Center* with a development phase as per UDC §35-503(f).
4. Need to associate areas labeled *Commercial I, II, and III* with a development phase.
5. Applicant also needs to provide legal descriptions concerning adjacent property owners as per UDC §35-B101(b)(2).

The above-mentioned corrections need to be made prior to approval. These corrections as strictly from the Master Development Plan division. Other departments may also be submitting their comments regarding this Master Development Plan and must also be addressed as required.

Ismael B. Segovia, M.A.
Planner II
Development Services Department

12-19-05P02:17 RCVD



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

LETTER OF TRANSMITTAL

TO Ismeal Segovia DATE 12-15-2005
COMPANY Development Services FROM Mia N. Herbold, P.E.
ADDRESS Engineering Dept, MDP JOB NO. 212205
1901 S Alamo TASK NO. _____
RE Copper Ridge MDP

COPIES	SHEETS	DATE	DESCRIPTION
1			Revised MDP

- ☐ PER YOUR REQUEST
☐ PER REQUEST OF _____
☐ PER OUR PHONE CONVERSATION
☐ PLEASE CALL TO DISCUSS

- ☐ FOR YOUR INFORMATION / USE
☐ FOR REVIEW / COMMENT
☒ FOR YOUR APPROVAL / SIGNATURE
☐ PLEASE PROCESS FOR PAYMENT

REMARKS

12-19-05 02:10

Mia Herbold

SIGNATURE

RECEIVED BY

DATE

November 3, 2005

City of San Antonio
Attn: Patricia Wallace
Master Development Planning and Major Thoroughfare
1901 S. Alamo
San Antonio, TX 78283



Re: Copper Ridge MDP

Dear Ms. Wallace:

In reference to the email comments dated August 3, 2005, please see our revisions and responses to your comments:

MDP/MTP does not recommend approval of the above referenced plan for the following reasons:

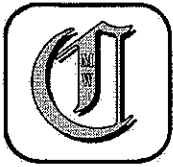
1. UDC 35-506 (e)(7) Secondary Access; Unit 1 will require secondary access.
Please see revised plan.
2. UDC 35-B101 Local B around parks- community park 23ac. And open space 4.76 will require TIA/Streets/Parks review and approval.
Please refer to the attached comments made by TIA/ Streets & Drainage and also see the attached revised plan.
3. Annotate Street Type
 - To Recreation Center
 - From Collector to the South of the Project
 - From Residences to Collector
 - From Residences to Arterial*Please see revised plan as the changes have been effected.*

Please don't hesitate to call me or Mia Herbold, P.E. if you have any comments or questions at (210) 681-2951.

Sincerely,

Jonathan D. Vargas
Engineering Technician
M.W. Cude Engineers

REC. SERVICES
2005 NOV -7 A 8:43



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

RECEIVED

05 NOV -3 PM 3: 58

LETTER OF TRANSMITTAL

TO Patricia Wallace DATE 11/3/2005
COMPANY MDP/MTP FROM Jonathan Vargas
ADDRESS 1901 S. Alamo JOB NO. 212205
San Antonio, TX TASK NO. 104
RE Copper Ridge Subdivision MDP

LAND DEVELOPMENT
SERVICES DIVISION

COPIES	SHEETS	DATE	DESCRIPTION
1	1	11/3/2005	Response to Comments
2	1	11/3/2005	Revised MDP plan

- | | |
|---|---|
| <input type="checkbox"/> PER YOUR REQUEST | <input type="checkbox"/> FOR YOUR INFORMATION / USE |
| <input type="checkbox"/> PER REQUEST OF _____ | <input type="checkbox"/> FOR REVIEW / COMMENT |
| <input type="checkbox"/> PER OUR PHONE CONVERSATION | <input checked="" type="checkbox"/> FOR YOUR APPROVAL / SIGNATURE |
| <input type="checkbox"/> PLEASE CALL TO DISCUSS | <input type="checkbox"/> PLEASE PROCESS FOR PAYMENT |

REMARKS

Patricia,

Please don't hesitate to call me or Mia Herbold P.E. if you have any comments or questions. (681-2951)

Thank you,
Jonathan D. Vargas

SIGNATURE

RECEIVED BY

DATE

If enclosures are not as noted, please notify us at once.

10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
(210) 681-2951

INFO@MWCUDE.COM
WWW.MWCUDE.COM
FAX: (210) 523-7112

FOR SERVICES

05 NOV -7 A 8:43

Ismael Segovia

From: Sandi L. Shanks [sshanks@mwcode.com]
Sent: Tuesday, January 17, 2006 9:14 AM
To: Ismael Segovia
Subject: RE: Copper Ridge MDP

Thanks, I will start calling people as well.

Sandi L. (Vicars) Shanks

Assistant Project Manager
M.W. Cude Engineers, L.L.C.
10325 Bandera Road
San Antonio, Texas 78250
Tel: 210.681.2951
Fax: 210.523.7112
sshanks@mwcode.com

From: Ismael Segovia [mailto:ISegovia2@sanantonio.gov]
Sent: Tuesday, January 17, 2006 9:07 AM
To: Sandi L. Shanks
Subject: RE: Copper Ridge MDP

My list { Ok, let's see. I have approvals from MTP, Historic, Stormwater, Zoning and Parks. I do not have any responses from Disability. And I have disapprovals from Bikes, Streets and Drainage, TIA, Trees and County. That is what I have within the file regarding this project. This is also represented in our MDP tracking system. If there are some contradiction and you have the approvals from other departments please forward them to me. I will get in touch with the others to see what they say on this as well. Thank you.

Ismael B. Segovia, M.P.O.

Planner II
Master Development Plans Division
Development Services Department
City of San Antonio
Phone: 210.207.7207

-----Original Message-----

From: Sandi L. Shanks [mailto:sshanks@mwcode.com]
Sent: Tuesday, January 17, 2006 8:50 AM
To: Ismael Segovia
Subject: FW: Copper Ridge MDP

Ismael,

I have been handed this MDP and am trying to figure out exactly where we stand on everything.

The web site tracking system for working MDP's is blank so I can't verify anything there.

I am showing departments approved are:

1/17/2006

Major Thoroughfare
Historic
Stormwater
Zoning
Parks & Recreation

I am showing we had addressed comments from:

Master Planning - 12/15/05
Disability - 8/15/05
Tree Preservation - 12/14/05
Bicycle - 11/3/05
Bexar County - 12/13/05

Have you received any approvals from any of these?

We are showing no comments to date from :

Neighborhoods
Fire
TxDot

Do you have any record of comments on any of these?

We appreciate your assistance and look forward to hearing from you.

Thank you

Sandi (Vicars) Shanks
Assistant Project Manager
M. W. Cude Engineers, L.L.C.
10325 Bandera Road
San Antonio, Tx. 78250
Tel: 210.681.2951
Fax: 210.523.7112
sshanks@mwcode.com

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Sent By: Sandi L. Shanks (sshanks@mwcode.com) on 13/1/2006

1/17/2006

Ismael Segovia

From: Sandi L. Shanks [sshanks@mwcode.com]
Sent: Tuesday, January 17, 2006 8:50 AM
To: Ismael Segovia
Subject: FW: Copper Ridge MDP

Ismael,

I have been handed this MDP and am trying to figure out exactly where we stand on everything.

The web site tracking system for working MDP's is blank so I can't verify anything there.

I am showing departments approved are:

- Major Thoroughfare
- Historic
- Stormwater
- Zoning
- Parks & Recreation

I am showing we had addressed comments from:

- Master Planning - 12/15/05
- Disability - 8/15/05
- Tree Preservation - 12/14/05
- Bicycle - 11/3/05
- Bexar County - 12/13/05

Have you received any approvals from any of these?

We are showing no comments to date from :

- Neighborhoods
- Fire
- TxDot

Do you have any record of comments on any of these?

We appreciate your assistance and look forward to hearing from you.

Thank you

Sandi (Vicars) Shanks
Assistant Project Manager
M. W. Cude Engineers, L.L.C.
10325 Bandera Road
San Antonio, Tx. 78250
Tel: 210.681.2951
Fax: 210.523.7112
sshanks@mwcode.com

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1/17/2006

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Sent By: Sandi L. Shanks (sshanks@mwcude.com) on 13/1/2006

MDP-Yes

CITY OF SAN ANTONIO

**DEVELOPMENT SERVICES
MAJOR THOROUGHFARE PLAN**

TO: Mia Herbold, P.E., M.W. Cude Engineers, L.L.C.
FROM: Ismael B. Segovia, Planner II, Development Services Department
DIVISION: Major Thoroughfare Plan
COPIES TO: Michael Herrera, Special Projects Coordinator, Development Services Department
SUBJECT: Copper Ridge Master Development Plan

DATE: December 13, 2005

I recommend approval of the Copper Ridge Master Development Plan.

Copper Ridge is a proposed mixed-use subdivision of 1824 residential units and commercial areas. The subdivision does abut Loop 1604, which is part of the Major Thoroughfare Plan. Loop 1604 is under the control of Texas Department of Transportation, thus no requirement needs to be met.

Ismael B. Segovia, M.A.
Planner II
Development Services Department

Ernest Brown

From: Ernest Brown
Sent: Wednesday, August 03, 2005 8:38 AM
To: 'mherbold@mwcode.com'
Cc: Michael Herrera
Subject: Copper Ridge MDP

MDP/MTP
-ND

Good morning Mia Herbold,

The following are the review comments for the above reference MDP plan.

MDP/MTP does not recommend approval of the above reference plan for the following reasons:

- UDC 35-506(e)(7) Secondary access;
Unit 1 will require secondary access
- UDC 35-B101
 1. Local B around parks - community park 23ac. and open space 4.76ac will require TIA/Streets/Parks review and approval.
 2. Annotate Street Type
 - To Recreation Center
 - From collector to the South of project
 - From Residences to collector
 - From Residences to arterial

I hope this helped. If I can be of further assistance to you please feel free to contact me.

Have a great day.

Ismael Segovia

Historic - Yes

From: Kay Hinds
Sent: Wednesday, December 14, 2005 12:51 PM
To: Michael Herrera; Robert Lombardo; Ismael Segovia
Cc: 'mherbold@mwcode.com'
Subject: Copper Ridge Subdivision MDP
Importance: High

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. We approve.

If you have any questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds

Ismael Segovia

Historic - Yes

From: Kay Hinds
Sent: Wednesday, February 08, 2006 8:48 AM
To: 'sshanks@mwcode.com'
Cc: Ismael Segovia
Subject: FW: Copper Ridge Subdivision MDP
Importance: High

Sandy:

Ismael asked me to forward this to you. Our review went out on 12-14-2005.

Kay

-----Original Message-----

From: Kay Hinds
Sent: Wednesday, December 14, 2005 12:51 PM
To: Michael Herrera; Robert Lombrano; Ismael Segovia
Cc: 'mherbold@mwcode.com'
Subject: Copper Ridge Subdivision MDP
Importance: High

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. We approve.

If you have any questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds

Storm Water

City of San Antonio

Interdepartmental Correspondence Sheet

TO: mherbold@mwcude.com

FROM: Veronica Barefield

COPIES TO: Terrance Jackson P.E., Sam Dent P.E., Richard Carrizales,
Michael Herrera, Ernest Brown

SUBJECT: Copper Ridge MDP

Leon Creek Watershed

August 5, 2005

Storm Water has reviewed your submittal dated July 22, 2005 and have the following comment:

This MDP is Approved for release by storm water.

Should you have any questions please call me at 207-4341.

Veronica Barefield

Veronica Barefield, EIT, C.F.M.
Sr. Engineering Associate

Terrance Jackson, P.E.

Terrance Jackson, P.E., C.F.M.
Storm Water Engineer

Bicycle - Yes/C

Ismael Segovia

From: Abigail Kinnison
Sent: Wednesday, March 08, 2006 4:14 PM
To: 'mherbold@mwcode.com'; 'Andrea Garza'
Cc: Christina De La Cruz; Michael Herrera; Robert Lombrano; Ismael Segovia
Subject: RE: Copper Ridge Subdivision RESUBMITTAL

Cooper Ridge Subdivision RESUBMITTAL received 3/8/06

I recommend approval.

Comments

- All facilities must comply with Texas MUTCD and AASHTO guidelines for bicycle facilities, including street and crosswalk markings and signage requirements.
- on future submittals please indicate any multi-use path as such, not "6' conc. sidewalk" as is currently noted. Technically bicycles are not allowed on sidewalks.

From: Abigail Kinnison
Sent: Tuesday, October 18, 2005 1:41 PM
To: mherbold@mwcode.com
Cc: Christina De La Cruz; Michael Herrera; Robert Lombrano; Patricia Wallace
Subject: Copper Ridge Subdivision

Copper Ridge Subdivision

I do NOT recommend approval.

Comments

- As required in the Bicycle Master Plan (Ordinance 100741 - approval by City Council April 21, 2005), identified future collector and arterial roadways will be required to include bicycle facilities (path or lane).
- Bicycle facilities for collector roadways may consist of one of the following: a marked on-street bicycle lane, a two-way, off-street, shared-use path on one side of the road; or one-way, off-street, shared-use path on both sides of the roadway.
- All facilities must comply with AASHTO guidelines for bicycle facilities.
- Any additional square footage for path construction may be counted toward required park credits.

Please do not hesitate to contact me should you need additional information.

Abigail Kinnison, AICP
Bicycle and Pedestrian Coordinator
Department of Public Works
City of San Antonio
(210) 207-3971
(210) 207-4034 FAX

Be a part of the Walk & Roll Challenge in the month of October and help San Antonio reach the goal of 500,000 miles! Walk, ride your bicycle, ride the bus, or carpool.

3/9/2006

Message

Page 2 of 2

For more information or to log your miles, go to: www.walkandrollchallenge.com.

Bicycle - No

Ismael Segovia

From: Abigail Kinnison
Sent: Thursday, January 26, 2006 11:58 AM
To: 'Sandi L. Shanks'
Cc: Michael Herrera; Ismael Segovia; Robert Lombrano; Christina De La Cruz
Subject: RE: Copper Ridge MDP

Cooper Ridge MDP

I do not recommend approval.

Comments

- As required in the Bicycle Master Plan (Ordinance 100741 - approval by City Council April 21, 2005), identified future collector and arterial roadways will be required to include bicycle facilities (path or lane).
- The street section needs to show details including width of path, location on the roadway (both side or only one side), width of separation from curb, width and or location of bike lane, where proposed. Please note attached street sections.
- Bicycle facilities for collector roadways may consist of one of the following: a marked on-street bicycle lane, a two-way, off-street, shared-use path on one side of the road; or one-way, off-street, shared-use path on both sides of the roadway.
- All facilities must comply with AASHTO guidelines for bicycle facilities.
- Any additional square footage for path construction may be counted toward required park credits.

-----Original Message-----

From: Sandi L. Shanks [mailto:sshanks@mwcode.com]
Sent: Thursday, January 26, 2006 11:08 AM
To: Abigail Kinnison
Subject: RE: Copper Ridge MDP

Thank you for your quick response.

A pdf file is attached for your review.

Sandi (Vicars) Shanks
Assistant Project Manager
M. W. Cude Engineers, L.L.C.
10325 Bandera Road
San Antonio, Tx. 78250
Tel: 210.681.2951
Fax: 210.523.7112
sshanks@mwcode.com

From: Abigail Kinnison [mailto:AKinnison@sanantonio.gov]
Sent: Thu 1/26/2006 11:03 AM
To: Sandi L. Shanks
Subject: RE: Copper Ridge MDP

1/26/2006

I've never received a copy of the resubmittal, can you scan and email it to me? I will look at it today.

-----Original Message-----

From: Sandi L. Shanks [mailto:sshanks@mwcode.com]

Sent: Thursday, January 26, 2006 10:17 AM

To: Abigail Kinnison

Subject: Copper Ridge MDP

Ms. Kinnison,

Our office had received comments on 10/18/05 on this MDP and responded 11/3/05. As of today the City tracking shows we still do not have approval. Can you please supply with an update on your review? Is there other item that you may need?

Thank you.

Sandi (Vicars) Shanks
Assistant Project Manager
M. W. Cude Engineers, L.L.C.
10325 Bandera Road
San Antonio, Tx. 78250
Tel: 210.681.2951
Fax: 210.523.7112
sshanks@mwcode.com

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Sent By: Sandi L. Shanks (sshanks@mwcode.com) on 26/1/2006

Confidentiality Notice:

The information contained in this email and any attachment is confidential and/or legally privileged, and is intended only for the use of the individual or entity to whom it is addressed. If the reader of this e-mail is not the intended recipient, you are hereby notified that any disclosure, copying, distribution, electronic or otherwise, or the taking of any action in reliance of the information contained in this e-mail and any attachment is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, and please delete this e-mail and any attachments from your in-box and any other directory or electronic storage.

Sent By: Sandi L. Shanks (sshanks@mwcode.com) on 26/1/2006

Patricia Wallace

From: Abigail Kinnison
Sent: Tuesday, October 18, 2005 1:41 PM
To: 'mherbold@mwcode.com'
Cc: Christina De La Cruz; Michael Herrera; Robert Lombrano; Patricia Wallace
Subject: Copper Ridge Subdivision

Bicycles? - NO

Copper Ridge Subdivision

I do NOT recommend approval.

Comments

- As required in the Bicycle Master Plan (Ordinance 100741 - approval by City Council April 21, 2005), identified future collector and arterial roadways will be required to include bicycle facilities (path or lane).
- Bicycle facilities for collector roadways may consist of one of the following: a marked on-street bicycle lane, a two-way, off-street, shared-use path on one side of the road; or one-way, off-street, shared-use path on both sides of the roadway.
- All facilities must comply with AASHTO guidelines for bicycle facilities.
- Any additional square footage for path construction may be counted toward required park credits.

Please do not hesitate to contact me should you need additional information.

Abigail Kinnison, AICP
Bicycle and Pedestrian Coordinator
Department of Public Works
City of San Antonio
(210) 207-3971
(210) 207-4034 FAX

Be a part of the Walk & Roll Challenge in the month of October and help San Antonio reach the goal of 500,000 miles! Walk, ride your bicycle, ride the bus, or carpool.

For more information or to log your miles, go to: www.walkandrollchallenge.com.

@

Streets - Y/C

Ismael Segovia

From: Richard Chamberlin
Sent: Monday, February 06, 2006 2:00 PM
To: Elizabeth Vidal; Ismael Segovia; Michael Herrera; Richard Chamberlin; Robert Lombrano
Subject: Copper Ridge MDP *****No Objection with Comments*****TIA and Streets

The TIA and Streets division supports the MDP with the following conditions:

1. Developer to provide right and left turn lanes from 1604 to the development at the enhanced collector/FM 1937 intersection. A traffic signal will be required when warranted.
2. Additional driveway(s) onto 1604 are at the review of TxDOT. They may require more traffic information be submitted for turning movements.

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
210-207-5507

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TIA - NO

CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: October 17, 2005

MDP/PUD Comments:
Traffic Impact Analysis and Streets/Drainage

Re: Copper Ridge Subdivision

The Traffic Impact Analysis and Streets division has reviewed the above reference MDP/PUD (submitted October 12, 2005) and is resending the following comment (see Comments # 4 from Sept 13, 2005 letter):

- Local "B" minimum to stub out through Unit 7 to unplatted 330 acres to the west. Please revise the designation of the Local "A" to a Local "B" designation on the road portion shown from the collector to the Local "B" stub-out within Unit-7.

In addition, the Streets division has the following comments:

- The secondary arterial from 1604 is to be extended through the entrance to Unit-7 before becoming a collector. The City will require a full 86' ROW with median through the entrance to Unit-7. Pavement design is dependent on the soils to be reviewed at platting.
- The collector road adjacent to the school is required with, or prior to, Unit-5 to function as secondary access to Units 3, 4, and 5.

It should be understood that this is a review of a conceptual plan and that all technical requirements of the Unified Development Code shall be complied with at platting and/or building permits.

Reviewed by,

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
rchamberlin@sanantonio.gov

"AN EQUAL OPPORTUNITY EMPLOYER"



TIA - NO

CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: September 13, 2005

MDP/PUD Comments:
Traffic Impact Analysis and Streets/Drainage

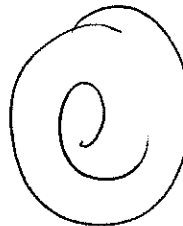
Re: Copper Ridge Subdivision

Traffic Impact Analysis and Streets have reviewed the above reference MDP/PUD and are providing the following comments:

- Unit 1 and Unit 2 have over 125 homes – requires second entrance.
- Collector road adjacent to school required with Unit-5 to function as secondary access to Units 3,4,5.
- Secondary arterial from 1604 to extend through the entrance to Unit-7 before becoming a collector. Collector can only handle up to 10,000 vehicles per day.
- Local "B" minimum to stub out through Unit 7 to unplatted 330 acres to the west.
- Second access in/out of Unit-16 from Units 13/14/15, or Local "B" provided to Unit-16. Unit-16 generates more traffic than the Local "A" road entry can carry.
- Provide adequate pavement width transition of collector entrances to Local "A".
- Label collector stubbing out to the south.
- Label collector to the community center.
- Delete the word "proposed" in Note #11. Add "in accordance with UDC 35-506 (q).
- Block lengths are longer than the 1,200 ft maximum UDC 35-515(b).
- Cul-de-sacs over 500 feet require 50' radius pavement, 60' radius ROW turnaround and 30 pavement widths (Units 6, 9, and 14). UDC 35-506(d)(6).

Please return a new MDP/PUD plan and TIA Report (if required above) with appropriate revisions for review. Thank you.

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
rchamberlin@sanantonio.gov



Ernest Brown

TIA
-NO

From: Richard Chamberlin
Sent: Tuesday, September 13, 2005 1:30 PM
To: 'mherbold@mwcode.com'; Ernest Brown
Cc: Marc Courchesne; Michael Herrera; Sang Todd (E-mail); Richard Chamberlin
Subject: Copper Ridge Subdivision ****DISAPPROVAL**** TIA and Streets

Mr. Herbold,

Please find both the Traffic Impact Analysis and Streets/Drainage comments attached for the above referenced project.



Copper Ridge MDP
Comments TIA ...

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
210-207-5507

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CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: September 13, 2005

MDP/PUD Comments:
Traffic Impact Analysis and Streets/Drainage

Re: Copper Ridge Subdivision

Traffic Impact Analysis and Streets have reviewed the above reference MDP/PUD and are providing the following comments:

- Unit 1 and Unit 2 have over 125 homes – requires second entrance.
- Collector road adjacent to school required with Unit-5 to function as secondary access to Units 3,4,5.
- Secondary arterial from 1604 to extend through the entrance to Unit-7 before becoming a collector. Collector can only handle up to 10,000 vehicles per day.
- Local "B" minimum to stub out through Unit 7 to unplatted 330 acres to the west.
- Second access in/out of Unit-16 from Units 13/14/15, or Local "B" provided to Unit-16. Unit-16 generates more traffic than the Local "A" road entry can carry.
- Provide adequate pavement width transition of collector entrances to Local "A".
- Label collector stubbing out to the south.
- Label collector to the community center.
- Delete the word "proposed" in Note #11. Add "in accordance with UDC 35-506 (q).
- Block lengths are longer than the 1,200 ft maximum UDC 35-515(b).
- Cul-de-sacs over 500 feet require 50' radius pavement, 60' radius ROW turnaround and 30 pavement widths (Units 6, 9, and 14). UDC 35-506(d)(6).

Please return a new MDP/PUD plan and TIA Report (if required above) with appropriate revisions for review. Thank you.

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
rchamberlin@sanantonio.gov

"AN EQUAL OPPORTUNITY EMPLOYER"

Ernest Brown

From: Christopher Looney
Sent: Tuesday, September 20, 2005 2:11 PM
To: 'mherbold@mwcode.com'
Cc: Robert Lombrano; Ernest Brown; Patricia Wallace; Michael Herrera
Subject: Copper Ridge Subdivision MDP

Zoning
- yes

Copper Ridge Subdivision MDP

Zoning: Approved
Outside of the City Limits

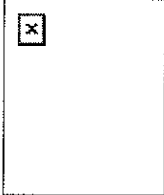
Christopher Looney
Senior Planner - Zoning/BOA
Development Services Department
City of San Antonio, Texas

Development Services Department's goal is to provide the highest levels of customer satisfaction and your candid feedback is an integral part of our efforts to better serve you. We invite you to please take a few moments and tell us how we're doing. Please click on the following link to get to our survey. [Survey <http://www.sanantonio.gov/dsd/survey.asp>](http://www.sanantonio.gov/dsd/survey.asp)

Trces - Y/C

Ismael Segovia

From: Joan Miller
Sent: Wednesday, February 15, 2006 11:37 AM
To: 'mherbold@mwcode.com'
Cc: Michael Herrera; Debbie Reid; Ismael Segovia
Subject: Copper Ridge MDP Tree approval



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 2/15/06

Subject: Master Development Plan – Copper Ridge

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- 2003 Tree Preservation Ordinance - a Tree Preservation Plan is required prior to any work on site. This can be submitted either as a site work permit or at the platting stage. Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stages.
- Streetscape standards per UDC Section 35-512 – Loop 1604 requires streetscape on existing ROW. The new ROWs on the interior of the subdivision (collectors) will require streetscaping as well (we recommend preservation of existing trees where available and possible). At the platting stage, new ROW will require streetscape to be included on the plan and profile construction documents and all streets requiring streetscape must estimate the number of trees and value on the streetscape form.

2/15/2006

If you have any further questions, please call me at (210) 207-8265.

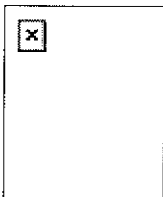
Sincerely,

Joan Miller
Administrative Assistant II

Ernest Brown

From: Joan Miller
Sent: Tuesday, August 02, 2005 12:02 PM
To: 'mherbold@mwcode.com'
Cc: Michael Herrera; Robert Lombrano; Ernest Brown; Debbie Reid
Subject: Copper Ridge Disaprvi (trees)

-Trees
-NO



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 8/2/2005

Subject: Copper Ridge Master Development Plan (AP 1154530)

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review (following items missing):

Copy of the MDP

Master Tree Stand Delineation Plan with basic non-committal information

\$75 Plan Review fee (please reference AP number at top of page)

Technical Review:

There are additional protected trees to be delineated

Square footage of project and of tree canopy area

Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.

Other _____

If you have any further questions, please call me at (210) 207-8265.

Sincerely,

8/2/2005

Joan Miller
Administrative Assistant II

Paula's -X/C

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department
FROM: Ismael B. Segovia, Planner II, Parks and Recreation Department
COPIES TO: Ernest Brown, Planner II, Development Service Department
SUBJECT: Copper Ridge Master Development Plan

DATE: August 1, 2005

The Copper Ridge is a proposed subdivision of 1824 residential units. Per UDC section 35-503 the required Parks or Open Space is determined by 1 acre per 70 residential units. In this case 26.1 acres of Park/Open Space is required. Copper Ridge has provided 41.7 acres of Park/Open space including a recreation center, thus meeting the requirement.

I recommend approval of the Copper Ridge Master Development Plan with the following conditions:

- The Open Space be dedicated to the Home Owners Association
- A Park and Open Space provision and maintenance plan be outlined and submitted prior to the review and recordation of the first plat associated with this MDP.

Ismael B. Segovia, M.A.
Planner II
Parks and Recreation Department

Bexar - Y/C



INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION

233 N. Pecos La Trinidad, Suite 420
San Antonio, Texas 78207-3188
(210) 335-6700 • Fax (210) 335-6713

MEMORANDUM

DATE: January 24, 2006
TO: Michael Herrera, Development Services MDP Division
FROM: Bexar County Infrastructure Services Department
SUBJECT: Copper Ridge Master Development Plan


The Bexar County Infrastructure Services Department has reviewed the Master Development Plan for the Copper Ridge Subdivision located south of Loop 1604 between US 281 and Campbelton Road. The proposed development will consist of as many as 1,737 single-family residential lots, 69 acres of commercial property, and an elementary school. This development is estimated to generate 42,475 average daily trips with access proposed along Loop 1604.

A secondary arterial type "A" roadway is proposed to access Loop 1604 across from FM 1937 and extend south approximately 4,200 feet into this development then transition into a collector roadway which will eventually curve east and stub-out towards Campbelton Road. Minimum collector section roadways will provide access to numerous pods east and west of the proposed secondary arterial. Additional collector roadway sections will stub-out towards the east and south as well as one local road stub-out towards the west.

The following improvements will be provided by the developer prior to completion of the Copper Ridge Subdivision:

- Access from Loop 1604 is recommended to be upgraded with exclusive right-turn and left-turn lanes and shall be permitted by TxDOT. Additional improvements may be required by TxDOT.
- The proposed secondary arterial shall be built in conformance to the Unified Development Code.
- All stub-out roadways shall be constructed to the limits of the property with the associated platted unit.
- Traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by TxDOT and / or Bexar County.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.


Todd Sang
Civil Engineer Assistant

County - NO

Patricia Wallace

From: tsang@bexar.org
Sent: Friday, November 04, 2005 11:22 AM
To: Patricia Wallace
Subject: Copper Ridge **Disapproval**

*Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649*

Bexar - Y/C

Ismael Segovia

From: tsang@bexar.org
Sent: Monday, January 30, 2006 3:51 PM
To: Ismael Segovia; mherbold@mwcode.com; sshanks@mwcode.com
Cc: RBrach@bexar.org; Michael Herrera
Subject: RE: Copper Ridge *Approval*

Please find an updated approval letter dated 1-30-06 attached

*Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649*

-----Original Message-----

From: Sang, Todd
Sent: Tuesday, January 24, 2006 4:23 PM
To: 'ISegovia2@sanantonio.gov'; 'mherbold@mwcode.com'
Cc: Brach, Robert; Michael Herrera
Subject: Corpper Ridge *Approval*



INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION
233 N. Pecos La Trinidad, Suite 420
San Antonio, Texas 78207-3188
(210) 335-6700 • Fax (210) 335-6713

MEMORANDUM

DATE: January 30, 2006
TO: Michael Herrera, Development Services MDP Division
FROM: Bexar County Infrastructure Services Department
SUBJECT: Copper Ridge Master Development Plan

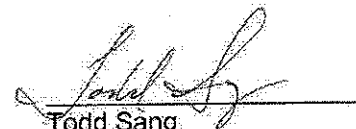
The Bexar County Infrastructure Services Department has reviewed the Master Development Plan for the Copper Ridge Subdivision located south of Loop 1604 between US 281 and Campbellton Road. The proposed development will consist of as many as 1,737 single-family residential lots, 69 acres of commercial property, and an elementary school. This development is estimated to generate 42,475 average daily trips with access proposed along Loop 1604.

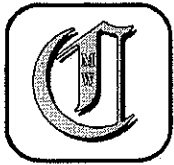
An enhanced collector roadway is proposed to access Loop 1604 across from FM 1937 and extend south approximately 4,410 feet into this development then transition into a collector roadway which will eventually curve east and stub-out towards Campbellton Road. Minimum collector section roadways will provide access to numerous pods east and west of the proposed enhanced collector. Additional collector roadway sections will stub-out towards the east and south as well as one local road stub-out towards the west.

The following improvements will be provided by the developer prior to completion of the Copper Ridge Subdivision:

- Access from Loop 1604 is recommended to be upgraded with exclusive right-turn and left-turn lanes and shall be permitted by TxDOT. Additional improvements may be required by TxDOT.
- The proposed enhanced collector section shall be built equivalent to a secondary arterial in conformance to the Unified Development Code.
- All stub-out roadways shall be constructed to the limits of the property with the associated platted unit.
- Traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by TxDOT and / or Bexar County.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.


Todd Sang
Civil Engineer Assistant



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

LETTER OF TRANSMITTAL

TO Robert Lombrano DATE 7/27/2005
COMPANY Development Services - MDP FROM Jonathan Vargas
ADDRESS 1901 S. Alamo JOB NO. 212205
San Antonio, TX TASK NO. 104
RE Copper Ridge Subdivision MDP

COPIES	SHEETS	DATE	DESCRIPTION
1	-	7/27/2005	TIA Review Fee (\$1000.00 check)
1	2	7/27/2005	TIA Supplement

- | | |
|---|--|
| <input type="checkbox"/> PER YOUR REQUEST | <input type="checkbox"/> FOR YOUR INFORMATION / USE |
| <input type="checkbox"/> PER REQUEST OF _____ | <input type="checkbox"/> FOR REVIEW / COMMENT |
| <input type="checkbox"/> PER OUR PHONE CONVERSATION | <input type="checkbox"/> FOR YOUR APPROVAL / SIGNATURE |
| <input type="checkbox"/> PLEASE CALL TO DISCUSS | <input type="checkbox"/> PLEASE PROCESS FOR PAYMENT |

REMARKS

Robert, as per our phone conversation, attached is the check for the TIA Review Fee. Could you do me the favor of adding the four TIA SUPPLEMENTAL copies into the four TIA Reports that you currently have in your possession. If you have any questions, please do not hesitate to contact me at 681-2951.

Thank you again for your help with this matter.

Jonathan D. Vargas


SIGNATURE

RECEIVED BY _____ DATE _____

If enclosures are not as noted, please notify us at once.



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

LETTER OF TRANSMITTAL

TO Michael Herrera / Dustin Finely DATE 7/20/2005
COMPANY Development Services - MDP FROM Jonathan Vargas
ADDRESS 1901 S. Alamo JOB NO. 212205
San Antonio, TX TASK NO. 104
RE Copper Ridge Subdivision MDP

COPIES	SHEETS	DATE	DESCRIPTION
3	-	7/20/2005	TIA Reports
1	5	7/8/2005	MDP Application
1	1	7/20/2005	Check \$500.00
1	1	7/20/2005	8 1/2 x 11 MDP Reduction Copy
1	disk	7/20/2005	Digital MDP
4	-	7/20/05	Stormwater Management Reports
15	-	7/20/05	Request for Reviews with MDP copies

- ☐ PER YOUR REQUEST
☐ PER REQUEST OF _____
☐ PER OUR PHONE CONVERSATION
☐ PLEASE CALL TO DISCUSS

- ☐ FOR YOUR INFORMATION / USE
☐ FOR REVIEW / COMMENT
☐ FOR YOUR APPROVAL / SIGNATURE
☐ PLEASE PROCESS FOR PAYMENT

REMARKS

Please accept for review and approval. If you have any questions regarding this submittal please contact Mia Herbold, P.E. or myself at 681-2951.

Thank you.

SIGNATURE

RECEIVED BY

DATE

If enclosures are not as noted, please notify us at once.

10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
(210) 681-2951

INFO@MWCUDE.COM
WWW.MWCUDE.COM
FAX: (210) 523-7112



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
MUNICIPAL • DEVELOPMENT
SURVEYING • TRANSPORTATION

TRAFFIC IMPACT ANALYSIS
Copper Ridge MDP
County Block 4167
Loop 1604 and Campbellton
Supplemental

Prepared for:
M.W. Cude Engineers, LLC
10325 Bandera Road
San Antonio, Texas 78250

Prepared in Cooperation with:
AC Group, LLC
5838 Cliffbrier Drive
San Antonio, Texas 78250

July 2005
E0273500

11550 I.H. 10 WEST SUITE 395 SAN ANTONIO, TEXAS 78230-1037
TEL: 210.641.9999 FAX: 210.641.6440 EMAIL: CEC@CECTEXAS.COM
WWW.CECTEXAS.COM

TRAFFIC IMPACT ANALYSIS
Copper Ridge MDP
County Block 4167
Loop 1604 and Campbellton
Supplemental

Scheduling of Mitigation

As indicated in the Level III TIA report, when the Copper Ridge development is completely built-out, the intersections of Loop 1604 and FM 1937/new collector and of Loop 1604 and Campbellton Road would each be expected to operate at Level-of-Service F, due to delays of vehicles trying to access Loop 1604. The mitigation solution would be to signalize each of the intersections.

The intersection of Loop 1604 and FM 1937/new collector would reach the limits of a Level-of-Service C (having an average vehicle delay of 25 seconds for an unsignalized intersection) when the combined entering and exiting traffic from the Copper Ridge development reaches 930 trips per hour during the weekday evening peak (worst case). Assuming a distribution of 60% of the trips oriented to the new collector street at FM 1937 and 40% of the trips oriented to Campbellton Road, the total number of trips that could be generated by the development before the Level-of-Service at Loop 1604 dropped below LOS C would be 1550 trips, or 32% of the weekday evening peak hour trips.

The anticipated build-out of the Copper Ridge development is 12 years. Based on continuous development of the property, with the commercial development keeping pace with the residential development, traffic signalization would not be needed for at least 4 years after development begins within the Copper Ridge property. At that time, both intersections should be studied for the need of traffic signals. Improvements along Loop 1604, such as providing two through lanes in each direction along the highway, could postpone the need for traffic signals at FM 1937 and at Campbellton Road for perhaps another two years.



Prepared by:


Joe F. Nix, P.E., P.T.O.E.

CAMPBELTON ROAD, D.
4210 S. ZAPATA HIGHWAY
LAREDO, TX 78046
(956) 722-5196

FALCON NATIONAL BANK
5219 MCPHERSON ROAD
LAREDO, TX 78045

88-1580/1149

0570

7/26/2005

PAY TO THE
ORDER OF City Of San Antonio

\$ **1,000.00

One Thousand and 00/100*****

DOLLARS

City Of San Antonio

MEMO Copper Ridge MDP

AUTHORIZED SIGNATURE

⑈000570⑈ ⑆11495803⑆ 0122522621⑈

CAMPBELTON ROAD, LTD.

City Of San Antonio

Level III TIA Report

7/26/2005

0570

1,000.00

Copper Ridge

TIA FEE

Falcon Nation Copper Ridge MDP

1,000.00

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
3308986

AMT ENCLOSED _____

AMOUNT DUE 500.00
INVOICE DATE 7/27/2005
DUE DATE 7/27/2005

50-05-5574
MW CUDE ENGINEERS, LLC
10325 BANDERA RD.
SAN ANTONIO, TEXAS 78250

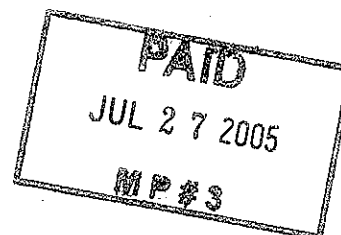
PHONE: (000) 000-0000

COPPER RIDGE SUBDIVISION SUB.

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
7/27/2005	3308986	50-05-5574	7/27/2005	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP REVIEW FEE	500.00



AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	07/27/2005		CK#14112	MDP
END	07/27/2005			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

M. W. Cude Engineers, LLC.

Vendor:

CSA
CITY OF SAN ANTONIO

Check No : 14112
July 14, 2005

Reference

Invoice Date	Gross Amount	Discount	Net Amount
07/14/05	500.00		500.00

CSA 7/14/05 212205-134 MSTR DEV PLAN REVW FEE

Totals	500.00	0.00	500.00
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SAN ANTONIO, TX 78250

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P.O. Box 40333
Houston, TX 77240

88-554/1130

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OF

Judy A. Cude MP

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